



Pala Mesa Highlands

Final Subsequent Environmental Impact Report

Recirculation of Summary and Alternative Sections

SPA 99-005/TM 5187RPL11/R99-020/P04-024

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Reader's Guide to the Re-Circulated Draft SEIR For the Pala Mesa Highlands Project

Introduction and Purpose

The Pala Mesa Highlands project was reviewed by the San Diego County Planning Commission on January 13, 2006. During the hearing the County of San Diego received public comments concerning the adequacy of the Draft Subsequent Environmental Impact Report (SEIR). As a result of the public comments the County of San Diego decided to revise the alternatives discussion in the SEIR.. Two additional alternatives have been added to the SEIR to address public comments related to land use and community character. The two alternatives, the Modified Home Size Alternative and the Duplex Housing Alternative were included to address comments related to building scale, open space, project design, and recreational amenities. The summary section has also been revised and is included in this re-circulated draft SEIR.

Only the Summary and Alternatives Section (Chapter 5.0) of the Draft SEIR are being re-circulated for public review pursuant to CEQA Guidelines Section 15088.5(c). The changes made to the Draft SEIR are being re-circulated to give the public and other responsible agencies an opportunity to comment on new alternative designs that was not included in the original EIR. **Pursuant to CEQA Guidelines Section 15088.5(f)(2), the County of San Diego requires new comments to be submitted for this portion of the revised SEIR. Comments must be limited to the revised sections included in this re-circulation document. The County of San Diego will only respond to those comments submitted in response to the revised sections of the SEIR. Comments submitted on the previous Draft SEIR are part of the administrative record and will be included in the Final SEIR.**

Project Background

A draft version of the Pala Mesa Subsequent Environmental Impact Report (SEIR) was originally circulated for public review from August 30, 2001, to October 15, 2001 (a 45-day review period). Three comment letters were received by the DPLU within the review period. The three organizations that provided comments on the Draft SEIR are: The Endangered Habitats League, the Fallbrook Community Planning Group, and the San Diego County Archaeological Society. After the review period had ended, the DPLU received a joint comment letter from the United States Fish and Wildlife Service and the California Department of Fish and Game that raised substantive issues.

A redesigned project was proposed to reduce the number of residential lots, to reduce the size of the development footprint, and to consider new technical information in the project design. A draft SEIR was re-circulated from September 30, 2005 to November 14, 2005 to give the public and other responsible agencies an opportunity to comment on a new project design that was not included in the original EIR. This project design remains the currently proposed project (the Proposed Project).

The Proposed Project reduced the number of units in the subdivision from 197 to 130. The development footprint was reduced from 62.0 acres to 48.1 acres and the width of the fuel management zone was increased from 50 feet to 100 feet. The reduced development footprint increased the total amount of designated on-site open space to be preserved for biological purposes by 60%, from 23.1 acres to 36.5 acres. The amount of coastal sage scrub habitat preserved on-site was increased by 56%, from 21.2 acres to 33.1 acres. The proposed reduction in housing units decreased the amount of traffic generated by the project by 34%, from 2,364 average daily trips (ADT) to 1,560 ADT. The Proposed Project also included a combination wall and landscape berm along the project frontage to reduce the traffic noise from Interstate 15 within the project site.

Technical reports and related documents, associated with these revisions, are available at the County of San Diego Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, California, 92123.

TABLE OF CONTENTS

SUMMARY	S-1
S.1 <u>Project Synopsis</u>.....	S-1
S.2 <u>Summary of Significant Effects and Mitigation Measures That Reduce the Significant Effects</u>	S-9
S.3 <u>Areas of Controversy</u>.....	S-9
S.4 <u>Issues to be Resolved by the Decision-Making Body</u>	S-10
S.5 <u>Project Alternatives</u>	S-11
 CHAPTER 5.0 – ALTERNATIVES TO THE PROPOSED PROJECT	 5-1
5.1 <u>Rationale for Alternative Selection</u>	5-1
5.2 <u>Analysis of the No Project Alternative</u>.....	5-3
5.2.1 No Project Alternative Description and Setting.....	5-4
5.2.2 Comparison of the Effects of the No Project Alternative to the Proposed Project	5-4
5.2.3 Rationale for Preference of the Proposed Project over the No Project Alternative	5-6
5.3 <u>Analysis of the Reduced Footprint/Attached Housing Alternative</u>.....	5-6
5.3.1 Reduced Footprint/Attached Housing Alternative Description and Setting.....	5-6
5.3.2 Comparison of the Effects of the Reduced Footprint/Attached Housing Alternative to the Proposed Project.....	5-8
5.3.3 Rationale for Preference of Proposed Project over the Reduced Footprint/Attached Housing Alternative	5-10
5.4 <u>Analysis of the Modified Home Size Alternative</u>	5-11
5.4.1 Modified Home Size Alternative Description and Setting.....	5-11
5.4.2 Comparison of the Effects of the Modified Home Size Alternative to the Proposed Project	5-12
5.4.3 Rationale for Preference of Proposed Project over the Modified Home Size Alternative.....	5-15
5.5 <u>Analysis of the Duplex Housing Alternative</u>	5-15
5.5.1 Duplex Housing Alternative Description and Setting	5-15
5.5.2 Comparison of the Effects of Duplex Housing Alternative to the Proposed Project	5-17
5.5.3 Rationale for Preference of Proposed Project over the Reduced Footprint/Attached Housing Alternative	5-19

LIST OF FIGURES

Figure 1.1-1	Regional Location of the Project	S-15
Figure 1.1-2	Project Vicinity	S-17
Figure 1.1-3	Aerial Photograph of the Project Site.....	S-19
Figure 1.1-4	Tentative Map	S-21
Figure 1.1-5	PDP Land Use Areas.....	S-23
Figure 5.3-1	Reduced Footprint/Attached Housing Alternative.....	5-21
Figure 5.3-2	Reduced Footprint/Attached Housing Building Elevation.....	5-23
Figure 5.3-3	Reduced Footprint/Attached Housing Concept Landscape Plan.....	5-25
Figure 5.3-4	Reduced Footprint/Attached Housing Concept Landscape Plan Biological Impacts	5-27
Figure 5.4-1	Modified Home Size Alternative	5-29
Figure 5.4-2	Modified Home Size Alternative Landscape Concept Plan.....	5-31
Figure 5.5-1	Duplex Housing Alternative	5-33
Figure 5.5-2	Duplex Housing Alternative Typical Single Story	5-35
Figure 5.5-3	Duplex Housing Alternative Typical One and Two Story	5-37
Figure 5.5-4	Duplex Housing Alternative Typical Two Story	5-39
Figure 5.5-5	Duplex Housing Alternative Concept Landscape Plan.....	5-41
Figure 5.5-6	Duplex Housing Alternative Visual Simulation – Photo 1	5-43
Figure 5.5-7	Duplex Housing Alternative Visual Simulation – Photo 2	5-45
Figure 5.5-8	Duplex Housing Alternative Visual Simulation – Photo 3	5-47

LIST OF TABLES

Table S-1	Summary of Significant Impacts and Mitigation.....	S-25
Table S-2	Recreation Amenities Comparison within PDP Area	S-49
Table 5.2-1	Comparison of Proposed Project Impacts to the Project Alternatives	5-49
Table 5.3-1	Comparison of Habitat Impacts	5-50

SUMMARY

S.1 Project Synopsis

Project Location

The Pala Mesa Highlands site is located approximately 50 miles north of downtown San Diego. The 84.6-acre site is located in the unincorporated area of the County of San Diego within the Fallbrook Community Plan area (Figures 1.1-1 and 1.1-2). The site is north of State Route 76 (SR-76), west of Interstate 15 (I-15), and adjacent to the western side of Old Highway 395, between Pala Mesa Drive on the north and Via Belmonte on the south (Assessors Parcel Nos. 105-050-53, 125-050-59, and a portion of 125-050-63). The parcel is situated between the existing housing developments of Pala Mesa Fairways and Pala Mesa Village No. 1 located to the north and south, with agricultural, estate rural residential and open space uses to the west (Figure 1.1-3).

Project Description

The Proposed Project is the subdivision of the property into 130 residential lots, one natural open space lot, two park lots, one Home Owners Association (HOA) fuel modification lot, and two HOA open space lots. The 130 residential lots have an overall development footprint of 48.1 acres (Figure 1.1-4). Residential lot sizes will range from approximately 5,500 to approximately 13,700 square feet, with an overall density of 1.8 dwelling units per acre.

The Proposed Project includes a 36.5-acre natural on-site open space lot (Lot 134) with an open space easement to be dedicated to the County for preservation of sensitive biological resources and steep slopes and implementation of a habitat management plan in perpetuity. The Proposed Project also includes several commonly maintained lots: a neighborhood park lot, a pocket park lot, a landscaped open space lot with water quality facilities, and a fuel management lot with drainage facilities. The Proposed Project includes active recreation facilities, including a swimming pool and hard court play area within the neighborhood park, and bench seating and a passive play area within the pocket park.

As mitigation, the Proposed Project will be required to construct roadway improvements at the Old Highway 395/SR-76 intersection to improve traffic flow conditions. These improvements would provide one left-turn lane onto eastbound SR-76, widen the west side of the south leg, and restripe the northbound approach to provide a left-turn lane and a shared through/right turn lane.

An existing off-site storm drain would also be improved as part of the project and would include installation of a storm drain inlet filter on the northern side of SR-76 and potential construction of a headwall on the south side of SR-76.

The Proposed Project includes dedication of ROW along Old Highway 395 for construction of a public trail. An 8-foot wide section of the 11-foot wide shoulder would be surfaced with decomposed granite for use as a public trail.

A private pedestrian trail is proposed within Lot 135, along the top of the slope in the western portion of the property and along the bottom of slope in the northerly portion of the site. Private access to this trail would be provided from Via Belmonte, between proposed Lots 23 and 24 of Pala Mesa Highlands. The trail would be improved to a width of five feet and surfaced with decomposed granite (within a minimum 10-foot wide alignment). The trail would be fenced on both sides and gated for safety purposes and to prevent pedestrian encroachment into the adjacent open space.

To implement the Proposed Project a Specific Plan Amendment (SPA99-005) to cluster and guide development, a Rezone (R99-020) to change the existing zoning designations to S-88 to be consistent with the General Plan, a Tentative Map (TM5187RPL¹¹), to create residential and open space lots, and a Certificate of Compliance (BC05-0125) for a lot line adjustment (to avoid project encroachment onto the fire station property to accommodate landscape encroachment on the southern side of the project site and to modify a minor lot line for Lot 93 of Map 5494) are required. A Major Use Permit (MUP04-024) has been added to the project applications to:

1. Satisfy the proposed “P” Special Area Regulations Designator [per Zoning Ordinance Sections 5800 and 6600] and the Pala Mesa PDP’s requirement for a Planned Residential Development (Sections 5800 + 6600 of the Zoning Ordinance);
2. Satisfy the site plan requirement per the “B” Special Area Regulations Designator for Design Review (*Interstate 15 [I-15] Corridor Scenic Preservation Guidelines and Section 5750 of the Zoning Ordinance*);
3. Establish setbacks per the “V” Setback Designator;
4. Allow for commonly maintained areas; and,
5. Provide architectural and site design details and controls.

Land Use Designations and Zoning

Pala Mesa Development Plan

The property has a *General Plan* regional category designation of Current Urban Development Area (CUDA) and a land use designation of (21) Specific Plan Area (density of 2.75 dwelling units per acre).

The Pala Mesa Private Development Plan (PDP) covers 421 acres located west of Highway 395, north of SR 76 and south of Reche Road. The San Diego County Board of Supervisors adopted the PDP 73-04 and 74-04 in 1974 and was last amended in 1981. The PDP area is divided into 24 separate areas, identified as Areas A through X, to implement a range of land use types, densities, and zoning designations that occur throughout the PDP area. The Proposed Project is located within areas C, D, and E of the PDP. Figure 1.1-5 identifies the locations of Areas C, D, and E on the project site. The existing PDP provides for a Planned Residential Development (PRD) comprising up to 306 dwelling units within these three Planning Areas (303 units allowed within Areas C and E and three residential estate units allowed within Area D), but largely limits the housing type to clustered, two- and three-

bedroom attached units. The existing PDP allows an overall density of 2.75 dwelling units per acre.

Area C is 52 acres in size and currently calls for a PRD with attached and detached units and density of 5 dwelling units per acre. Development of Area C under the PRD standards and the design specifications of the PDP could result in a maximum of 260 units, most attached in clusters, although some might be detached and a majority 2 bedroom.

Area E is 17.5 acres in size and currently calls for a PRD with attached units at 2.5 dwelling units per acre. Development of Area E under the PRD standards and the design specifications of the PDP could result in a maximum of 43 units, attached in clusters and 2 and 3 bedroom.

Area D is 15 acres in size and calls for detached single-family estate residential development with density of 0.25 dwelling unit per acre. Three single-family homes could be developed in Area D pursuant to the PDP.

This Proposed Project proposes an amendment to the PDP (SPA 99-05) to consolidate Areas C, D, and E into a PRD of 130 units on lots with a minimum lot size of 5,500 square feet. As shown in Figure 1.1-5, nearly all of the proposed development is located within Area C, and a small amount in Area E. No development is proposed within Area D, although some grading and fuel modification will occur within that area.

Based on the location of the proposed development footprint, the maximum number of dwelling units allowed under the PDP density constraints is 227.6 units or 2.69 dwelling units per acre. The Proposed Project proposes 130 dwelling units or 1.8 dwelling units per acres (net density after public right away areas have been subtracted from overall project area), which is less than the allowed maximum. No transfer of density between PDP areas is required or proposed. The proposed amendment would eliminate the control on the number of bedrooms and allow detached residences in Areas C and E. Amending this aspect of the PDP would update the PDP requirements and make the PDP consistent with the existing zoning designations that permit attached and detached housing types.

The PDP retains the maximum height limitation of two stories and parking requirements established in the PDP. The proposed changes would result in a development consistent with the existing residential and recreational elements of the existing community that has been developed around the project site.

Zoning

Existing Zoning on the project site is A 70, Limited Agriculture and RS7, Single-Family Residential Use Regulations. Provisional zoning was applied to the property in conjunction with a tentative map that was approved in 1979 that would implement the Pala Mesa PDP. However, the Tentative Map never recorded on any portion of the site, and as such, the provisional zoning never took effect. Descriptions of the existing zoning designations for the site are as follows:

- A70 (Limited Agriculture) with a density of one dwelling unit per acre;
- RS7 (Single-Family Residential) with a density of 7.26 dwelling units per acre;
- (P) Provisional Zone RV3 (Variable Family Residential) with a density of three dwelling units per acre;
- (P) Provisional Zone RV4 (Variable Family Residential) with a density of four dwelling units per acre; and,
- (P) Provisional Zone A70 (Limited Agriculture) with a density of 0.25 dwelling unit per acre.

Existing zones carry a “P” (Planned Development) and “B” (Community Design Review) Special Area Regulations Designators. The “P” designator requires a Major Use Permit per Section 5800 and 6600 of the San Diego County Zoning Ordinance. The “B” designator requires site plan approval per the *I-15 Corridor Scenic Preservation Guidelines*.

The Proposed Project would change the existing A70, RS7, and Provisional RV3, RV4, Variable Residential and A70(4) Use Regulations to the S88, Specific Plan Use Regulations with minimum lot size of 5,500 square feet and density of 1.8 dwelling units per acre. The reclassification of the site’s zoning designation to S88 is required to make the proposed specific plan and zoning designations consistent with current County of San Diego land use standards. The County of San Diego requires the S88 zoning to be applied to all lands designated with a (21) Specific Plan Designation. The S88 zoning allows a more direct implementation process and guides development of the site to the adopted specific plan. The proposed specific plan retains all of the existing zoning regulations on the property. The reclassification to S88 would not result in any new or different zoning restrictions and the Proposed Project is consistent with site’s existing zoning regulations.

Zoning Consistency (Section 5800 of Zoning Ordinance)

The Proposed Project complies with Section 5800 of the Zoning Ordinance (planned development) by offering opens space, recreational areas, and a clustered development to minimize landform alternation.

Density

Overall density on the site would be reduced by the Proposed Project. The overall density would change from 2.75 dwelling units per acre to 1.8 dwelling units per acre.

Building Type

The Building Type under the existing zoning is 'C', which allows single- family homes on individual lots and no change is proposed.

Height

The Height Designator under the existing zoning is 'G', which allows a maximum of two stories and 35 feet in height. The Proposed Project proposes a mix of one and two story homes. The proposed homes will be of similar height to the existing two story homes within the PDP. No change is proposed.

Coverage

There is no coverage limitation under the existing zoning and none is proposed. The Proposed Project exceeds the required conservation and usable open space requirements as discussed under Open Space below.

Setbacks

Proposed setbacks are "V", which allows setbacks to be established via a Site Plan or Use Permit. In this case, the Major Use Permit, establishes a building footprint with a minimum 15-foot front yard, 5-foot side yard and 15-foot minimum rear yard setbacks. The Proposed Project incorporates a minimum 20-foot rear yard setback.

Open Space

The existing zoning does not include an Open Space Designator and none is proposed. Open space would be regulated by the Planned Residential Development standards of the Zoning Ordinance.

Special Area Regulations

The existing zoning includes both "P" Planned Development and "B" Community Design Special Area Regulation Designators on the site. The "P" designator requires a Major Use Permit per Section 5800 and 6600 of the San Diego County Zoning Ordinance. The "B" designator requires site plan approval per the *I-15 Corridor Scenic Preservation Guidelines*. The proposed zoning retains both the "P" and "B" designators and the Major Use Permit would implement both. No conflicts with this zoning designation have been identified.

The Proposed Project proposes a change in the zone classification from the existing A70, RS7 and Provisional RV3, RV4, Variable Residential and A70(4) Use Regulations to the S88 to reflect current practices in implementing PDPs or Specific Plans. The Proposed Project would reduce the residential density onsite from 2.75 units to 1.8 units. The net result is a less intensive development and; therefore, the change in density does not conflict with the current or proposed zoning designation. No other zoning changes are proposed.

Zoning Consistency (Section 6600 of Zoning Ordinance)

Section 6600 et seq of the Zoning Ordinance sets the standards for Planned Residential Developments to assist in the evaluation of project compatibility to the surrounding area. The components of these standards are discussed in detail below.

General Development Criteria:

Compatibility with adjacent land uses and a harmonious relationship to the natural features of the site are required. Perimeter site planning is particularly important to protect the development as well as the surrounding areas. The perimeter boundary with Highway 395 will be bermed and heavily landscaped, both to provide noise attenuation and to buffer the development from the traffic to the east. The berm and soundwall will also reduce the visibility of the project development from public view and drivers on Interstate 15 and Old Highway 395 as they approach the site. The sound wall along the southern perimeter will be designed to have an adobe-like façade to match the exterior of the homes within the adjacent residential development. The areas to the north and west of the development footprint will remain undisturbed as biological open space. The open space protects steep slope areas and sensitive habitat lands. The existing topography and proposed open space area will provide a buffer to undeveloped areas to the west and to the existing homes (Pala Mesa Fairways) to the north. Due to the existing topography, the project development will not be visible from the Pala Mesa Fairways Development. The proposed homes will be a lower elevation than any future development to the west and would only be visible if future homes are built on the ridgeline.

Further perimeter planning includes a mix of single and two story homes. To provide a transition from the mostly single story homes south of the project site, homes along the southern perimeter of the project site will be limited to 21 feet in height, with a single story profile.

Density:

The density proposed does not exceed the allowable density for the project site. The Proposed Project is permitted a density of 2.75 dwelling units per acre, but is proposing 1.8 dwelling units per acre. By comparison, the Pala Mesa Village development adjacent to the project site to the south (not within the PDP area) has a density of 5.2 dwelling units per acre and the Pala Mesa Fairways development (within the PDP) north of Pala Mesa drive has a density of 3.5 dwelling units per acre. As such, the Proposed Project has an overall density that is less than the surrounding development.

Lot Size:

In the RS Use Regulations with the approval of a Major Use Permit pursuant to Section 6600 of the Zoning Ordinance, lot sizes may be 60% of the minimum lot size required by the zone; however, no lot may be less than 5,000 square feet in size. The Proposed Project proposes

residential lots with a minimum lot size of 5,500 square feet and a maximum lot size of 13,709 square feet with an average lot size of 7,917 square feet. By comparison the Pala Mesa Village development has lot sizes that range from 4,356 to 9,583 square feet with an average lot size of 6,425 square feet. The proposed lot sizes are a similar size and would not conflict with the existing residential land use in the area.

Open Space:

Section 6600 of the Zoning Ordinance requires a total of 40% of the net property acreage to be available as open space. For the Proposed Project, 40% open space of the net total acreage would equal 29.7 acres (74.25 acres x 0.4 = 29.7 acres). The Proposed Project proposes a total of 66.2 acres of combined open space (36.5 acres within a biological easement to preserve sensitive habitat and 29.7 acres within the development footprint). The PDP also requires that 20 percent of the development (14.8 acres) be usable open space. Usable open space may be common or private open space. The Proposed Project provides approximately 17 acres (22.9%) as usable open space. As part of the usable open space, the Proposed Project proposes three recreational areas. The main recreation area is 1.8 acres in size and contains a swimming pool, restroom, picnic area with shade structures, open turf area, half basketball court and parking. The second recreation area is a private pocket park of about 0.4 acre in size containing a BBQ and picnic area, benches and open turf play area. A third passive recreation area is about 0.2 acre in size and provides a pedestrian linkage for the existing residential development to the south of the project site to the proposed trail system. A private trail, available to residents as well as residents of the development to the south is about 0.7 mile long. The remaining area of usable open space consists of private front yard and rear yard areas and other common open space areas throughout the project site.

The Proposed Project meets the PRD requirement for open space areas. The Proposed Project proposes more than 65 acres of natural and usable open space with 29.7 acres required. At least 20% of the required open space must be usable open space. In this case, 14.8 acres of usable open space is required. Usable open space may be common or private open space. Both common and private open space are proposed. Private open space is included in each of the proposed lots in backyard and front yard open space. With an average lot size of 7,917 square feet, the proposed lots will have adequate living space for outdoor living on each property. Common open space includes three recreation areas. The main recreation area is 1.8 acres in size and would include a swimming pool, restroom, picnic area with shade structures, open turf area, half basketball court and parking. The second recreation area is a private pocket park of about 0.4 acres in size containing a BBQ and picnic area, benches and open turf play area. A third passive recreation area is about 0.2 acre in size and provides a pedestrian linkage for the existing residential development to the south of the project site to the proposed trail system. A private trail, available to residents as well as residents of the development to the south is about 0.7-mile long. Public trail improvements along the project site frontage of Old Highway 395 will be constructed as part of the Proposed Project as additional usable open space. In total, about 15.5 acres of common and private usable open space is proposed which exceeds the required 14.8 acres.

The recreational facilities proposed are similar in type and scale to the existing developments within the PDP area. Table S-2 provides a comparison of the recreational amenities between

the Proposed Project and the existing developments. The Proposed Project includes recreational amenities including backyards that are equal to or greater than the existing PDP developments.

Utilities and Public Services:.

The Proposed Project will not result in the need for significantly altered services, and facilities are available or adequate to serve the development. The Rainbow Municipal Water District (RMWD) would provide sewage disposal for the Proposed Project, with a connection from an on-site gravity-flow sewer system to an existing sewer manhole located in Old Highway 395, approximately 2,100 feet south of Moheghan Lane. The RMWD would also provide water service. The Proposed Project would result in the relocation of an existing 12-inch RMWD water main within the proposed public road ROW, with points of connection to the north, east and south. The Proposed Project also includes the use of both underground and surface storm drain detention systems with appropriate water quality treatment facilities.

Impacts to the Fallbrook Union High School District and Bonsall Union School District would be mitigated through the assessment of a fee at time of building permit issuance pursuant to Government Code Section 65970 et seq. The North County Fire Protection District has indicated that it can adequately provide fire service for the Proposed Project. Access to the subject site will be from Old Highway 395, which is an improved public road; therefore, emergency access is adequate and the construction of new roadways is not required.

Regional Setting

The Proposed Project site for Pala Mesa Highlands is located approximately 50 miles north of downtown San Diego. The 84.6-acre site is located in the unincorporated area of the county of San Diego within the Fallbrook Community Plan area (Figures 1.1-1 and 1.1-2). The project site is located to the north of the intersection of I-15 and SR-76 in northern San Diego County.

The area is characterized by rolling hills flanking the north/south-trending I-15 corridor and to the east/west-trending floodplain for the San Luis Rey River to the south along the route of SR-76. This area has been used historically for agriculture (avocado and citrus orchards), estate residential housing, and open space.

Interstate 15, Old Highway 395, SR-76, and Pala Mesa Drive constitute the primary means of vehicular circulation in the immediate vicinity of the site. The junction of I-15 and SR-76 (Pala Road) is just east and south of the site and provides freeway access to the site. Direct access to the site is provided primarily by Old Highway 395, north of Pala Road at Windsor Drive and secondarily to the south at the Via Belmonte intersection at Old Highway 395.

Local Setting

The project site is primarily vacant, having formerly been used for citrus production. The majority of the site has been disturbed in association with this previous use. Several dirt roads cross the areas formerly used for cultivation.

The on-site topography is generally flat within the former agricultural fields and orchards and relatively steep within the natural habitat. Surface elevations on the site range from a low of 316 feet mean sea level (MSL) in the southeasterly corner of the site to a high of 610 feet MSL on the ridge along the western property boundary. Site topography varies from gently sloping, sparsely vegetated terrain in the southerly two-thirds to steeply sloping, thick coastal sage covered terrain in the northern and western portions.

Surrounding land uses include the 93-unit subdivision of Pala Mesa Village No. 1 to the south, Old Highway 395 to the east, and the 140-unit Pala Mesa Fairways subdivision and 18-hole golf course to the north. To the east of Old Highway 395 is I-15. Along the western boundary are various agricultural, estate rural residential, and open space areas.

S.2 Summary of Significant Effects and Mitigation Measures That Reduce or Avoid the Significant Effects

The County of San Diego has determined that an Environmental Impact Report (EIR) is required pursuant to CEQA and the CEQA Guidelines. The County has prepared an Initial Study to determine the scope of the environmental issues to be addressed in the EIR. Based on the Initial Study, the environmental issue areas identified for study in the EIR are land use and planning, geological issues, water resources, air quality, traffic and circulation, biological resources, noise, visual resources and landform modification, and cultural and paleontological resources. During preparation of this EIR, it was determined that potential impacts on land use and planning, geological resources, water resources and water quality are less than significant. Table S-1 (Summary of Significant Environmental Impacts and Mitigation), provided at the end of this section, presents a summary of the environmental impacts of the Proposed Project, mitigation measures to reduce or avoid potential significant impacts of the Proposed Project, and the level of significance of each impact after mitigation. Refer to Table S-1 for a summary of environmental effects of the Proposed Project found to be significant and the mitigation measures that would reduce or avoid those effects.

S.3 Areas of Controversy

The following areas of controversy were identified when the Draft SEIR was circulated for public review in September 2001 and September 2006. These areas of controversy have been identified by correspondence from the public and public agencies, as required by CEQA Guidelines Section 15123 (b)(2), and are fully analyzed in Chapter 2, Significant Environmental Effects:

- Impacts to biological resources (loss of Diegan sage scrub as occupied habitat for the endangered coastal California gnatcatcher, non-native grassland and wetlands), as raised in response to the Notice of Preparation by U.S. Fish and Wildlife Service and the California Department of Fish and Game.

As a result to public comment, the Proposed Project was redesigned to limit the proposed development to the east side of the project site. The Proposed Project includes 36.5 acres of biological open space onsite plus an additional biological open space area of approximately 35 acres offsite.

- Traffic circulation and impacts at SR-76/I-15.

As a response to public comment the applicant has agreed to construct offsite intersection improvements at the intersection of SR-76 and Old Highway 395. The improvements improve the traffic flow through the intersection and improve driving conditions within the Interstate 15 interchange.

- Noise impacts from exposure of residents to traffic noise.

As a response to public comment the Proposed Project was redesigned to include a sound attenuation barrier that includes a combination earthen berm and sound wall. Solid sound walls are also proposed within the interior of the project site based on the site-specific building pad elevations.

- Consistency with the existing Private Development Plan.

The Proposed Project's consistency with the existing Private Development Plan remains a controversial issue. As a response to public comments two additional project alternatives have been included to address public comments on community character.

These issues are analyzed in Chapters 3.0, 4.0, and 5.0 of this EIR.

S.4 Issues To Be Resolved by the Decision-Making Body

Issues to be resolved by the decisionmaker include the choice among alternatives and whether or how to mitigate the significant effects (CEQA Guidelines, §15123 (b)(3)). The ultimate development of the project site would result in a potentially significant but mitigable impact to traffic and circulation, biological resources, noise, and landform alteration and visual quality. With implementation of proposed mitigation measures, impacts would be reduced to a less than significant level. No other significant and mitigated or unmitigated impacts have been identified for the Proposed Project. Impacts to jurisdictional waters and coastal sage scrub from the Proposed Project would require additional review and permit authorizations from U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game, and the Regional Water Quality Control Board.

S.5 Project Alternatives

Four alternatives to the Proposed Project are identified and analyzed in detail in Section 5.0 of this EIR: the No Project Alternative, the Reduced Footprint/Attached Home Alternative, the Modified Housing Alternative, and the Duplex Housing Alternative. These alternatives were chosen with a focus on reducing significant environmental impacts of the project.

No Project Alternative

The No Project Alternative would develop the project site as allowed under the current land use and zoning designations without special permitting. The No Project Alternative could result in residential development of the two legal lots established by the underlying parcel map, and would allow agricultural uses by lot owners, if they elect to do so. No additional development such as off-site road improvements or frontage improvements to Pala Mesa Drive or Old Highway 395 would be proposed. None of the sensitive habitat on-site would be conserved within protective biological open space easements and the purchase of off-site habitat as mitigation for impacts on biological resources would not be required.

This alternative would reduce potential significant impacts to traffic and circulation, noise, and landform alteration and visual resources, as well incrementally reduce impacts to air quality. Potential impacts to biological resources are considered similar because there would be no protective easements on the property to limit impacts to sensitive habitats. However, this alternative does not meet any of the project objectives and is therefore rejected. This alternative is the environmentally superior alternative. Refer to Section 5.2 for a detailed discussion of this alternative.

Reduced Footprint/Attached Housing Alternative

The Reduced Footprint/Attached Housing Alternative proposes an attached residential development on approximately 41.6 acres of the 84.6 acres site to accommodate 192 two-story, multi-family attached condominiums, common areas and a recreational area. The units would be combined in eight-plex units or four-plex units. Each building would be two stories with an equal number of units on the first and second floors for a total of four or eight units depending on the size of the building. There would be 18 eight-plex buildings and 12 four-plex buildings. The recreation center would have similar amenities as the recreation center for the Proposed Project and would include a swimming pool, and a hard court play area, and a passive park area. A conceptual site plan of the Reduced Footprint/Attached Housing Alternative is shown in Figure 5.3-1.

This alternative would reduce the development footprint by approximately 6.5 acres over the Proposed Project, thereby reducing on-site impacts. In addition, main access into the project site would be from Pala Mesa Drive, which would require an additional off-site intersection than the Proposed Project. Similar to the Proposed Project, a soundwall and earthen berm would be located on the eastern portion of the property. However, this wall would not have a break, as would the Proposed Project, and would instead span the entire length of the eastern portion of the property.

This alternative would reduce potential significant impacts to biological resources due to the reduced project footprint. Noise impacts would also be reduced with the solid soundwall and visual impacts would be similar. However, potentially significant impacts to as result of land use incompatibility would occur from the substantial difference in proposed building styles compared to the existing developments in the surrounding area. This alternative would generate approximately 24 ADT fewer than the Proposed Project. As such, this alternative would have similar impacts to traffic and air quality. This alternative does not meet the project objectives of developing a single-family residential development that meets the demands of the current housing market, or of developing an alternative housing product within the Private Development Plan area that meets the needs of a changing community profile in the Pala Mesa neighborhood of the Fallbrook area. This alternative fails to meet the project objective to implement the PDP in a manner that is compatible with the existing development to the north, south, and east. The Reduced Footprint/Attached Housing Alternative proposed a building type that is substantially different than the other development types in the area. This alternative is therefore rejected in favor of the Proposed Project because it fails to meet the project objectives relating to the type of development proposed for the site and would be incompatible with the existing single-family neighborhood to the south. The Reduced Footprint/Attached Housing Alternative is the next environmentally superior alternative after the No Project Alternative.

Modified Home Size Alternative

The Modified Home Size Alternative proposes single-family residential development on approximately 48.1 acres of the 84.6-acre site. The Modified Home Size Alternative footprint is the same as the Proposed Project. A conceptual site plan of the Modified Home Size Alternative development is shown in Figure 5.4-1. The alternative involves subdividing the property to develop single-family dwelling units consistent with the single-family units as would occur with the Proposed Project.

The Modified Home Size Alternative proposes to reduce the number of housing units by six to 124 units and reduces the square footage of the larger homes. The largest floor plan, Plan Four, a two story 3,810 square foot design, was removed from the proposed mix of homes. Additionally, the number of one-story homes was increased from 40 homes to 55 homes (30% to 44%). This alternative was proposed to reduce the average homes size and to provide more single story homes to transition for the Pala Mesa Village Development to the south. With the reduction of six dwelling units, the amount of recreational park space is increased 1.6 acres from 2.3 acres to 3.9 acres. The increased open space allows for increased recreational amenities such as a clubhouse by the pool and a putting green. This alternative addresses comments by the public regarding the proposed homes sizes being too large for the surrounding community and regarding a deficiency of recreational amenities. This alternative incrementally reduces the number of traffic trips by 72 ADT per day, however; traffic impacts are still considered significant and the same traffic mitigation is required as the Proposed Project. The development footprint of this alternative is the same as the Proposed Project. Like the Proposed Project, this alternative would require an amendment to the Specific Plan to remove the restriction to having a majority of the homes having two bedrooms and to allow single-family residences. Like the Proposed Project, a

rezone would be required to change the zoning to S88 to be consistent with the Specific Plan (21) General Plan designation.

Similar to the Proposed Project, the main access into and out of the project site would be from Mohegan Lane. Secondary access would be through Via De Todos Santos on the south side of the project site. The proposed roads within the property would be private. The Modified Home Size Alternative would have the same frontage improvement requirements along Pala Mesa Drive and Old Highway 395 as the Proposed Project.

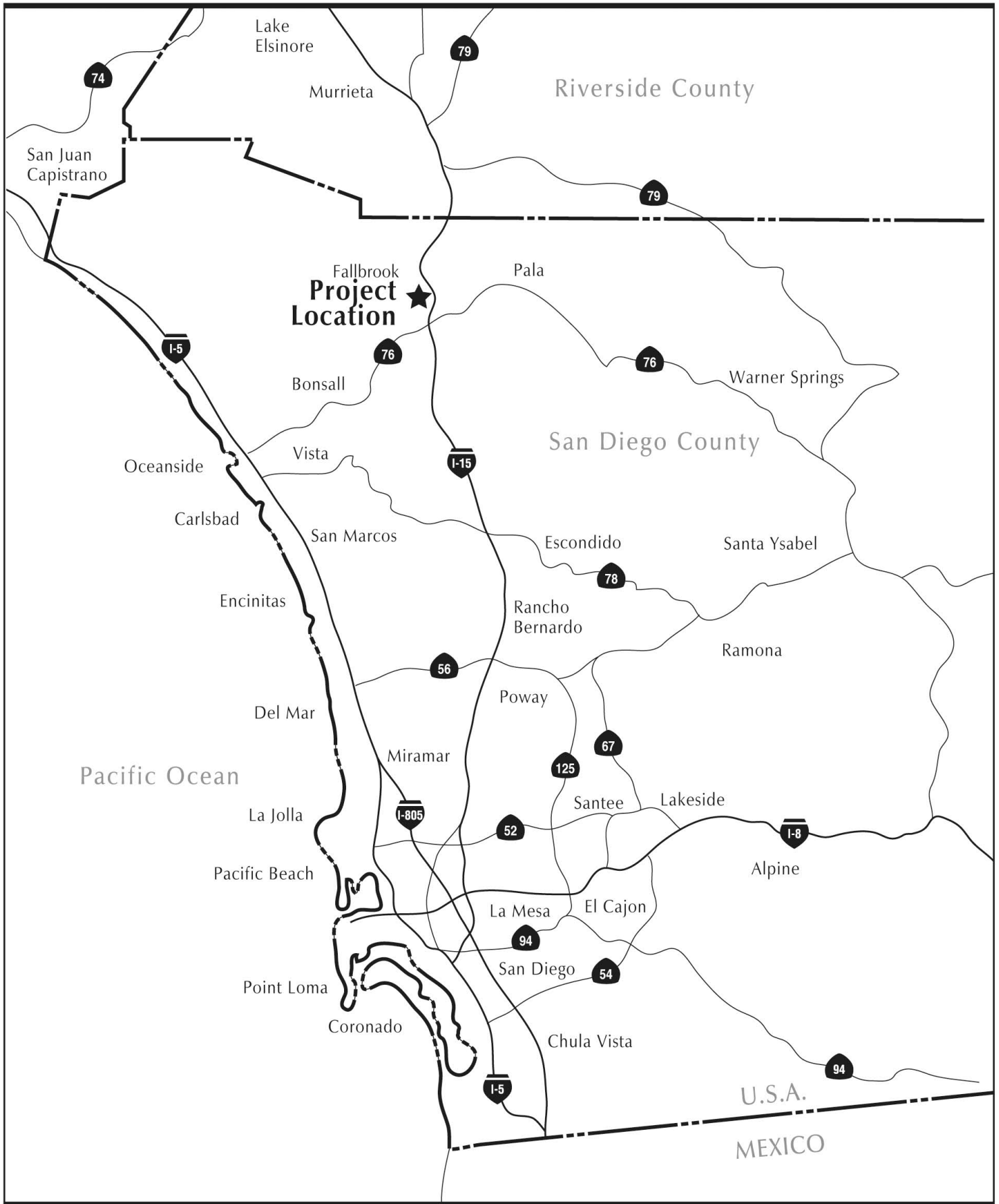
Duplex Housing Alternative

The Duplex Housing Alternative proposes an attached residential development on approximately 48.1 acres of the 84.6-acre site. The Duplex Housing Alternative footprint is the same as the Proposed Project. A conceptual site plan of the Duplex Housing Alternative is shown in Figure 5.5-1; refer to Chapter 5.0. The alternative involves subdividing the property to develop duplex attached dwelling units, as opposed to single-family units as would occur with the Proposed Project. The alternative proposes condominium-type development of 82 Duplex buildings over 11 lots.

The Duplex Housing Alternative proposes 164 duplex housing units. The units are a mix of one and two story homes that are attached with two units per building. Twenty-two units are single story (13%) including all of the units along the southern property boundary. The home sizes range from 1,677 square feet to 2,034 square feet. The project design increases the recreational areas to 5.4 gross acres. The Duplex Housing Alternative was proposed to provide an alternative with homes that more similar in design to the Pala Mesa Fairways development to the north. The development footprint is the same as the Proposed Project. The duplex units would generate 248 fewer trips than the Proposed Project, however traffic impacts are still considered significant. Like the Proposed Project, this alternative would require an amendment to the Specific Plan to remove the restriction to having a majority of the homes having two bedrooms. Like the Proposed Project, a rezone would be required to change the zoning to S88 to be consistent with the Specific Plan (21) General Plan designation. The alternative proposes private internal streets. Parking for the residential units and the recreation area would be provided as off street surface parking in front of the buildings, as well as individual 2-car garages. The parking spaces required for this design would be 379 spaces. Residential garage parking would account for 328 parking spaces, which would be located within the proposed garages, guest spaces would account for 34 parking spaces, and the recreational area would account for 17 parking spaces. The result is a smaller square foot building size and a reduced backyard size but the same size overall development footprint as the Proposed Project.

The main access into and out of the project site would be moved to the north to take access off of Quiet Ridge Lane. Secondary access would be through Via Alimonte on the south side of the project site. The proposed roads within the property would be private. The Duplex Housing Alternative would have the same frontage improvement requirements along Pala Mesa Drive and Old Highway 395 as the Proposed Project.

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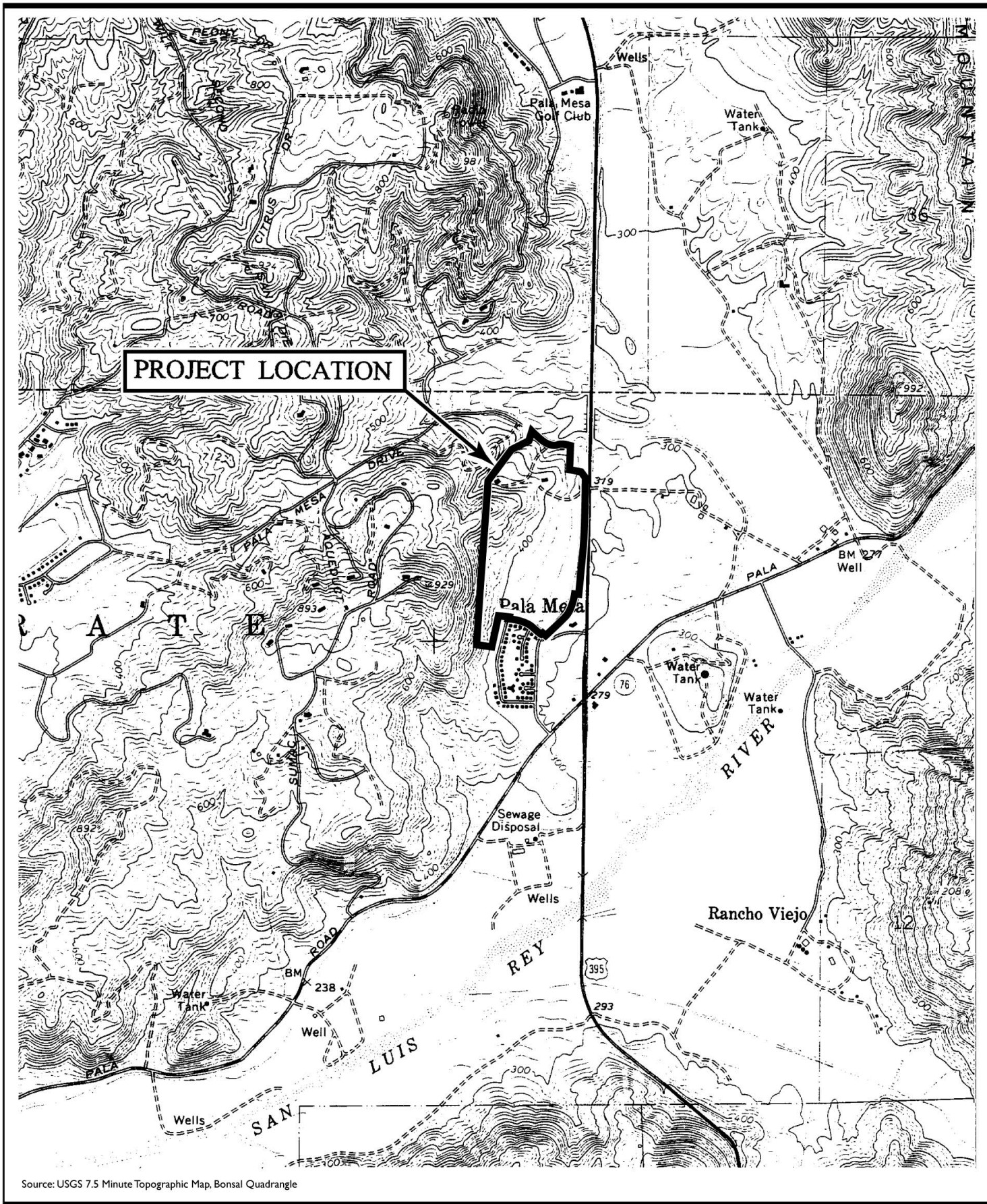
Not to Scale

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Regional Location of the Project Pala Mesa Highlands

Figure I.1-1

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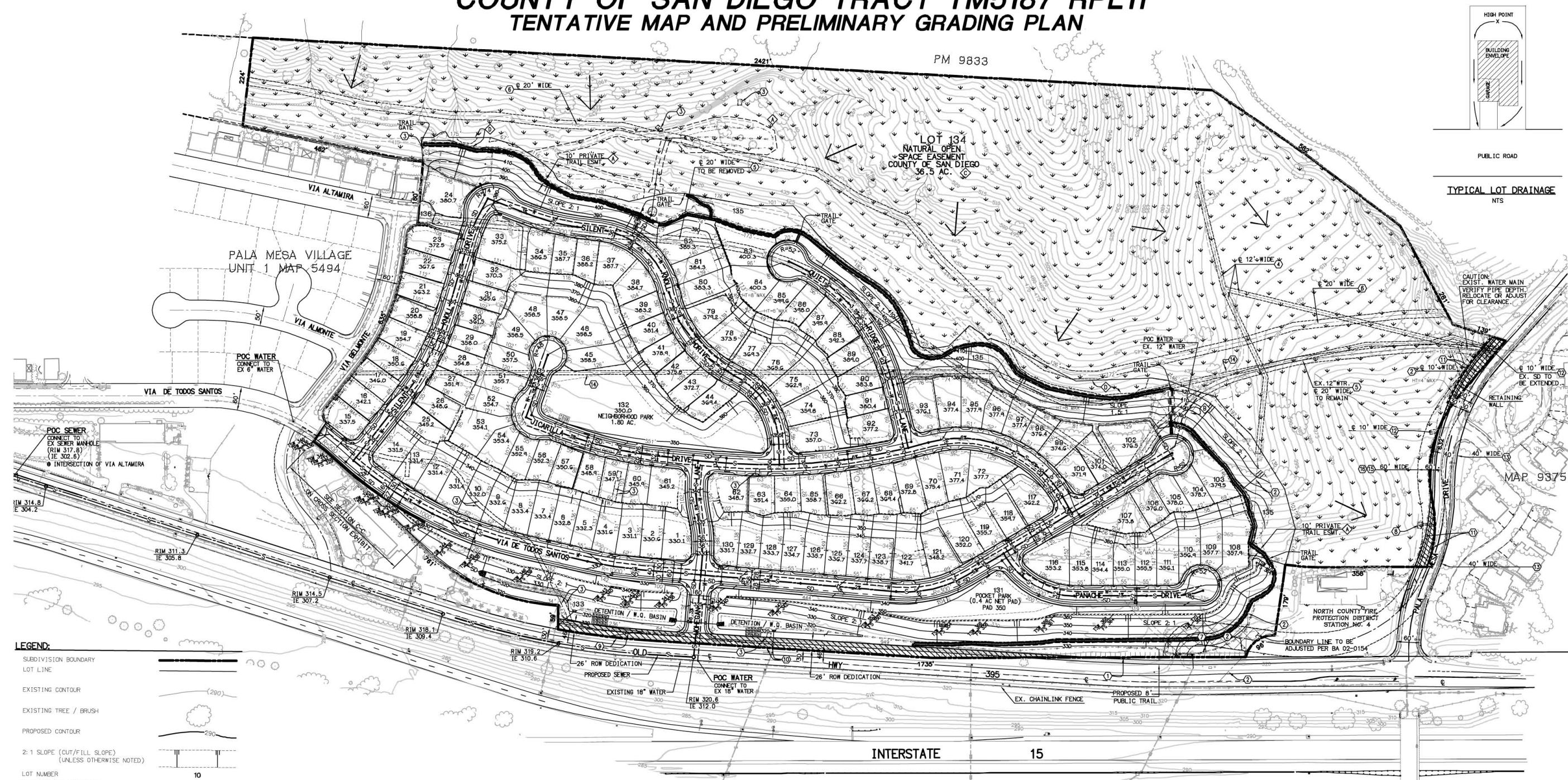


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COUNTY OF SAN DIEGO TRACT TM5187 RPL11
TENTATIVE MAP AND PRELIMINARY GRADING PLAN



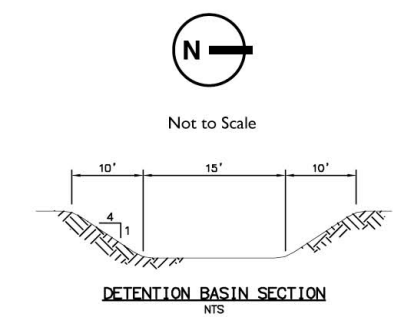
- LEGEND:**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - EXISTING CONTOUR
 - EXISTING TREE / BRUSH
 - PROPOSED CONTOUR
 - 2:1 SLOPE (CUT/FILL SLOPE) (UNLESS OTHERWISE NOTED)
 - LOT NUMBER
 - PROPOSED PAD ELEVATION
 - DIRECTION OF FLOW
 - CONCRETE DRAINAGE DITCH
 - RETAINING WALLS (HT=2' TYPICAL UNLESS OTHERWISE NOTED)
 - SOUND WALL
 - TOP OF SOUND WALL
 - TOP OF RETAINING WALL
 - FINISHED SURFACE
 - HIGH POINT
 - LOW POINT
 - EXISTING GAS LINE
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - FIRE HYDRANT
 - PROPOSED PEDESTRIAN TRAIL
 - PROPOSED FENCE
 - OPEN SPACE EASEMENT TO COUNTY OF SAN DIEGO
 - POINT OF CONNECTION
 - WATER QUALITY BASIN
 - AREA TO BE DEDICATED FOR PUBLIC RIGHT OF WAY

LOT ANALYSIS TABLE			
LOT NO.	SIZE S.F. GROSS/NET	LOT NO.	SIZE S.F. GROSS/NET
1	8,479	18	7,046
2	7,392	19	7,062
3	7,572	20	6,935
4	7,438	21	6,905
5	7,380	22	7,121
6	7,711	23	8,064
7	7,883	24	12,417
8	7,728	25	6,559
9	7,514	26	7,557
10	8,205	27	6,485
11	8,480	28	6,176
12	8,827	29	5,675
13	7,103	30	5,632
14	8,730	31	6,114
15	7,368	32	6,694
16	6,685	33	13,542
17	6,858	34	6,849

LOT ANALYSIS TABLE			
LOT NO.	SIZE S.F. GROSS/NET	LOT NO.	SIZE S.F. GROSS/NET
35	5,507	52	6,278
36	5,552	53	10,558
37	7,813	54	6,712
38	7,885	55	6,251
39	5,785	56	5,861
40	6,120	57	6,190
41	6,155	58	6,311
42	5,957	59	6,124
43	6,530	60	6,179
44	6,780	61	9,369
45	9,735	62	10,248
46	16,905	63	6,301
47	13,284	64	6,041
48	13,695	65	6,576
49	7,216	66	7,254
50	6,402	67	6,688
51	6,839	68	7,425

LOT ANALYSIS TABLE			
LOT NO.	SIZE S.F. GROSS/NET	LOT NO.	SIZE S.F. GROSS/NET
69	7,999	86	6,117
70	7,629	87	5,761
71	7,962	88	6,427
72	8,419	89	6,026
73	11,511	90	6,773
74	11,796	91	5,711
75	12,424	92	7,563
76	13,462	93	9,030
77	8,767	94	8,038
78	9,129	95	8,150
79	9,614	96	5,809
80	7,534	97	5,812
81	6,202	98	5,690
82	13,709	99	8,177
83	10,949	100	6,918
84	8,394	101	6,516
85	6,462	102	11,834

LOT ANALYSIS TABLE			
LOT NO.	SIZE S.F. GROSS/NET	LOT NO.	SIZE S.F. GROSS/NET
103	8,714	120	10,006
104	5,734	121	10,489
105	5,666	122	12,435
106	6,272	123	10,000
107	10,276	124	8,694
108	13,379	125	8,167
109	8,494	126	8,074
110	8,162	127	8,531
111	9,635	128	7,632
112	7,263	129	7,556
113	7,000	130	8,327
114	7,876	131	4.5 AC.
115	8,426	132	1.8 AC.
116	10,963	133	1.8 AC.
117	10,309	134	36.5 AC.
118	8,324	135	5.5 AC.
119	9,335	136	0.07 AC.



EXISTING EASEMENTS*	
DESCRIPTION	DISPOSITION
(8,30) ABUTTER'S RIGHTS RELINQUISHED	TO BE RELOCATED ALONG NEW R.
(9,28,40) SDGME EASEMENT	TO BE QUITCLAIMED
(42) FLOOD CHANNEL ESMT TO COUNTY SD	TO BE QUITCLAIMED
(17) 12' WIDE SDGME ESMT	TO BE QUITCLAIMED
(18) 20' WATER ESMT TO RAINBOW MUNICIPAL WATER DISTRICT	A PORTION TO BE RELOCATED
(20) 20' WATER EASEMENT TO PALA MESA COUNTRY CLUB	TO VACATED
(22) 10' WIDE ESMT TO PALA MESA CABLEVISION	TO REMAIN
(52) ESMT TO PACIFIC BELL	TO REMAIN
(25) SLOPE EASEMENT TO STATE OF CA	TO BE VACATED
(26) DRAINAGE ESMT TO STATE OF CA	TO BE RELOCATED
(44) WATER ESMT TO RAINBOW MUNICIPAL WATER DISTRICT	TO REMAIN
(32) 10' WIDE DRAINAGE ESMT TO COUNTY SD	TO REMAIN
(33,36) 40' WIDE ESMT FOR COUNTY HIGHWAY	TO REMAIN
(21) 10' WATER ESMT TO PALA MESA GROVE	TO BE QUITCLAIMED
(13,16,19) 60' ROAD & PUBLIC UTILITY EASEMENT	TO BE VACATED
(53) VACATION 60' ROAD ESMT. PER DOC. 1988-244312	
* BASED ON DATA FROM PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY ORDER NO. 9791400, DATED MARCH 2, 2004. NUMBER IN () CORRESPONDS TO PRELIMINARY TITLE REPORT	
PROPOSED EASEMENTS	
DESCRIPTION	
10' PRIVATE TRAIL EASEMENT	
20' WATER EASEMENT	
NATURAL OPEN SPACE EASEMENT TO COUNTY FOR STEEP HILLSIDES AND SENSITIVE BIOLOGICAL RESOURCES	
STEEP SLOPE EASEMENT TO COUNTY ALLOWS FUEL MANAGEMENT	

POCKET PARK / DETENTION & W.Q. BASIN
PARK
LANDSCAPE / DETENTION & W.Q. BASIN
NATURAL OPEN SPACE
HOA FUEL MANAGEMENT ZONE LOT INCLUDES DRAINAGE DITCH + TRAIL
HOA OPEN SPACE W/PRIVATE ACCESS

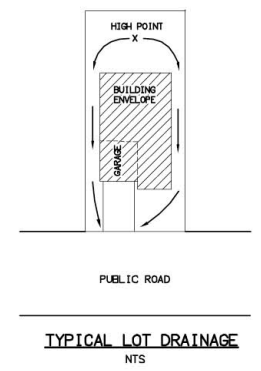
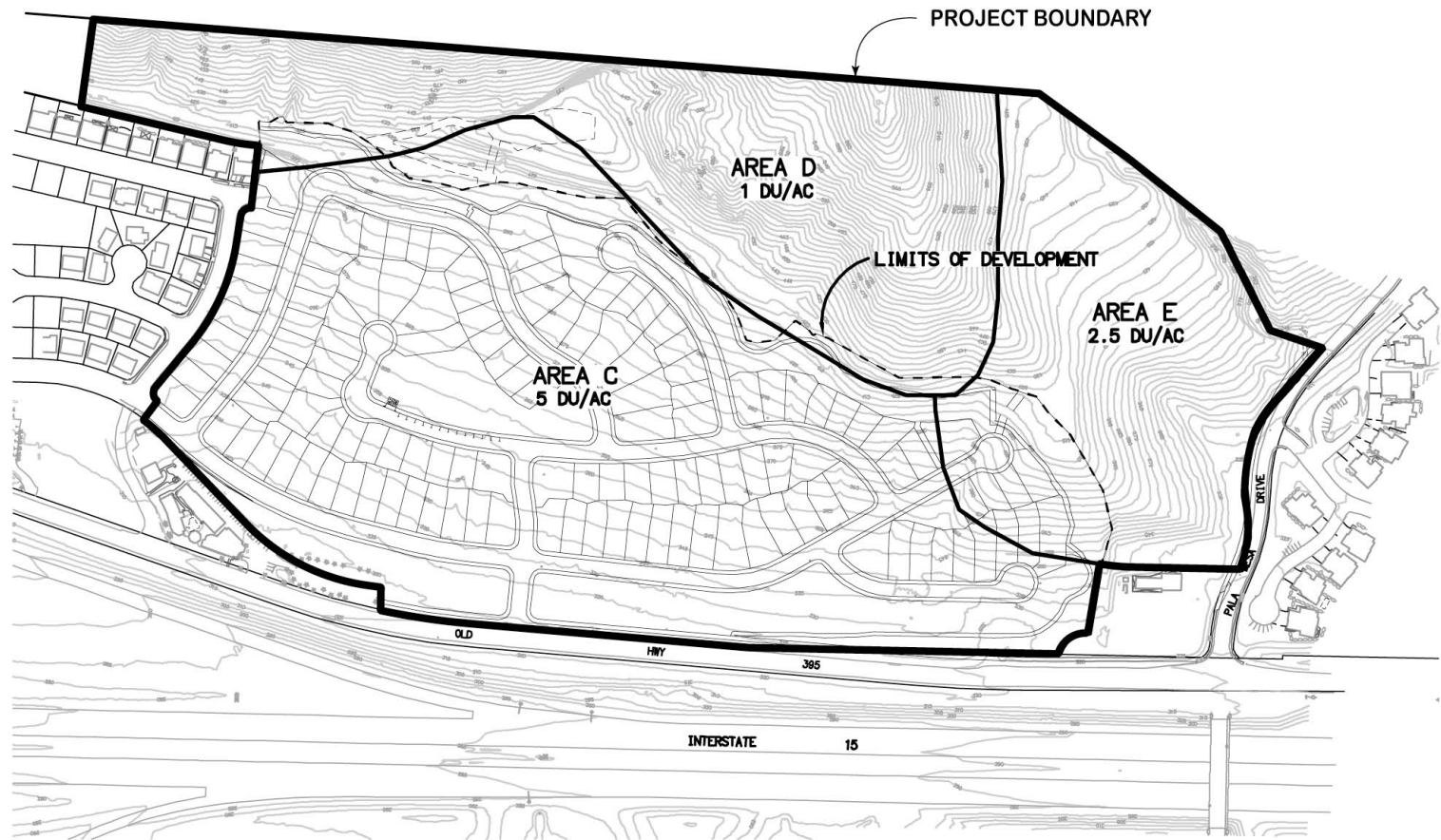


Figure I.I-4
Tentative Map
Pala Mesa Highlands

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	PROJECT	DEVELOPMENT ENVELOPE	ALLOWED DENSITY
AREA C	45.42 ACRES	43.68 ACRES	5 DU= 218.4
AREA D	22.31 ACRES	1.16 ACRES	1 DU= 1.2
AREA E	16.87 ACRES	3.22 ACRES	2.5 DU= 8.0
TOTAL	84.60 ACRES	48.06 ACRES	227.6 DU

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Note: This section has been revised to update the mitigation measures and incorporate specific implementation requirements and additional mitigation measures requested by the Wildlife Agencies during the public review period of the Draft SEIR.

Table S-1
Summary of Significant Environmental Impacts and Mitigation
Proposed Project

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
PROJECT-LEVEL IMPACTS		
SIGNIFICANT AND UNAVOIDABLE IMPACTS		
None		
IMPACTS MITIGATED TO LESS THAN SIGNIFICANT		
Traffic and Circulation (Section 3.1)		
(Impacts 3.1.3-1) For the proposed project, the addition of project traffic would result in direct impacts on the Pala Road (SR-76) segment of Gird Road to Sage Road.	<p>3.1.3-1 [Roadway Segment: Pala Road (SR-76) - Gird Road to Sage Road]</p> <p>Prior to obtaining building permits, the applicant shall construct the following improvements to the SR-76/Old Highway 395 intersection (consistent with Figure 3.1-4 of the SEIR):</p> <ul style="list-style-type: none"> (a) Widen the west side of Old Highway 395, north of SR-76 and restripe the southbound approach to provide an additional left-turn lane. (b) Provide a painted median on Old Highway 395 north of Pala Road that prohibits left turns into and out of the existing Park-and-Ride driveway, north of the gasoline service station. Construct a new access to and from the Park-and-Ride lot further to the north to facilitate left turns into and out of the lot. (c) As part of this intersection improvement, the applicant shall modify the existing signal timing from split-phase to a protected left-turn phase in the northbound-southbound direction along Old Highway 395. (d) Widen the west side of Old Highway 395, south of SR-76 and re-stripe the northbound approach to provide a left-turn lane and a shared through/right 	Less Than Significant Impact.

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
	turn lane.	
(Impacts 3.1.3-2) For the proposed project, the addition of project traffic would result in direct impacts on the Pala Road (SR-76) segment of Sage Road to Old Highway 395.	3.1.3-2 [Roadway Segment: Pala Road (SR-76) - Sage Road to Old Highway 395] Measure 3.1.3-1 (a, b, c, and d) requires improvements that mitigate for direct impacts on segments of Pala Road. This measure also mitigates Impact 3.1.3-2 to a less than significant level.	Less Than Significant Impact.
Biological Resources (Section 3.2)		
Sensitive Plant Communities		
(Impact 3.2.3-1) The proposed project would impact one Engelmann Oak. Impacts on an Engelmann Oak in the area mapped as Engelmann Oak Woodland would be significant.	3.2.3-1 (Engelmann Oak) Prior to approval of grading or improvement plans, and prior to approval of the Final Map which ever occurs first, the applicant shall submit and receive approval for a Revegetation Plan from the County Director of Planning and Land Use to plant 10 Engelmann oaks in one of the four revegetation areas located within the open space (as illustrated in Attachment 4 of Appendix C of the April 2005 <i>Biological Technical Report</i> and as shown on Figure 3.2-8 of the FEIR) for significant impacts on a single Englemann oak. In addition, a total of 1.6 acres of Engelmann oak woodland shall be conserved in the proposed on-site open space.	Less than Significant Impact.
(Impact 3.2.3-2) The proposed project would impact one coast live oak. Impacts on the coast live oak would be significant.	3.2.3-2 (Coast Live Oak) Prior to approval of grading or improvement plans, and prior to approval of the Final Map which ever occurs first, the applicant shall submit and receive approval for a Revegetation Plan from the County Director of Planning and Land Use to plant 10 Coast Live oaks in one of the four revegetation areas located within the open space (as illustrated in Attachment 4 of Appendix C of the April 2005 <i>Biological Technical Report</i> and as shown on Figure 3.2-8 of the FEIR) for significant impacts on a single coast live oak. In addition, a total of 0.40 acres of coast live oak woodland shall be preserved in the proposed on-site open space.	Less than Significant Impact.

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
<p>(Impact 3.2.3-3) The proposed project would result in impacts on coastal sage scrub totaling 15.8 acres. This would be a significant impact.</p>	<p>3.2.3-3 (Coastal Sage Scrub)</p> <p>(a) Prior to approval of grading or improvement plans, and prior to approval of the Final Map which ever occurs first, the applicant shall grant to the County of San Diego an open space easement on Lot 134 as shown on Sheet 1 of the Major Use Permit Plot Plan P04-024, on file with the Department of Planning and Land Use. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The sole exceptions to this prohibition are (1) Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the Wildlife Agencies and the fire districts and any subsequent amendments thereto; (2) Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Land Use; and (3) Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.</p> <p>(b) Prior to approval of grading or improvement plans, and prior to approval of the Final Map which ever occurs first, the applicant shall submit and receive approval for a Revegetation Plan from the County Director of Planning and Land Use (County) and the Wildlife Agencies. This measure will restore 1.3 acres of temporarily impacted Diegan coastal sage scrub, 1.7 acres of disturbed and non-native grassland habitat, and 0.3 acre of disturbed Diegan coastal sage scrub to Diegan coastal sage scrub in the project's open space conservation area. The Revegetation Plan for 3.3 acres of Diegan coastal</p>	<p>Less than Significant Impact.</p>

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
	<p>sage scrub shall occur in four areas within the open space (as illustrated in Attachment 4 of Appendix C of the April 2005 Biological Technical Report and as shown on Figure 3.2-8 of the FEIR) and shall result in gnatcatcher nesting quality habitat. Elements of the Revegetation Plan shall include the following to ensure the establishment of the vegetation: objectives, 24"x 36" map showing the revegetation areas, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, 5-year monitoring plan and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, monitoring, and report preparation. The report shall be prepared by a County approved biologist and a State of California Licensed Landscape Architect.</p> <p>(c) Prior to approval of grading or improvement plans, and prior to approval of the Final Map which ever occurs first, the applicant shall enter into an agreement with the County of San Diego, and provide security with of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and a 10 percent cash deposit not to exceed \$30,000. A cost estimate based on a 3% annual inflation rate shall be submitted and approved by the Director of Planning and Land Use which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required five year period, and report preparation and staff time to review. This agreement is intended to guarantee commitment to project completion and success. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Revegetation Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty- percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Revegetation Plan.</p> <p>(d) Prior to approval of grading or improvement plans, and prior to approval of the Final Map which ever occurs first, the applicant shall provide for the approval of the County Director of Planning and Land Use (County), evidence that 18.7 acres of Diegan coastal sage scrub habitat has been</p>	

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
	<p>preserved off-site within the I-15 archipelago of California gnatcatcher habitat. The location of the off-site mitigation area shall be approved by the County and Wildlife Agencies. The off-site mitigation area shall be occupied by the California gnatcatcher, consist of habitat of comparable quality and type as the impact area, and be satisfied by one or a combination of the following methods to total 18.7 acres:</p> <ol style="list-style-type: none"> 1. Purchase of habitat credits of a comparable quality and type to the impacted Diegan coastal sage scrub in a County approved mitigation bank. Evidence of purchase shall include (a) a copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased; (b) if not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land; (c) to ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land; and (d) an accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project. 2. Purchase, conservation, and habitat management of other land with habitat of a comparable quality and type to the impacted Diegan coastal sage scrub habitat at a location approved by the County and Wildlife Agencies, including (a) a Resource or Habitat Management Plan (RMP) to be submitted and approved by the Director of the Department of Planning and Land Use and the Wildlife Agencies; and (2) an open space easement over the acquired habitat to be dedicated to the County of San Diego. 	

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
<p>(Impact 3.2.3-4) The proposed project would result in on-site and off-site impacts on 25.8 acres of non-native grassland from project implementation and 0.8 acre from habitat restoration. This impact would be significant.</p>	<p>3.2.3-4 (Non-Native Grassland)</p> <p>(a) Measure 3.2.3-3a requires that the applicant shall grant an open space easement for the protection of biological resources. A total of 0.7 acres of non-native grassland shall count toward mitigation.</p> <p>(b) Prior to approval of grading or improvement plans, and prior to approval of the Map, the applicant shall provide for the approval of the Director of Planning and Land Use evidence that 12.6 acres of non-native grassland or habitat with comparable quality and type to the impacted non-native grassland habitat has been preserved off-site. The off-site mitigation area shall be in a location approved by the County and Wildlife Agencies, and shall consist of one or a combination of the following methods to total 12.6 acres:</p> <ol style="list-style-type: none"> 1. Purchase of habitat credits of a comparable quality and type to the impacted non-native grassland in a County approved mitigation bank. Evidence of purchase shall include (a) a copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased; (b) if not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land; (c) to ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land; and (d) an accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project. 2. Purchase, conservation, and habitat management of other land with habitat of a comparable quality and type to the impacted non-native grassland habitat at a location approved by the County and Wildlife Agencies, including (a) a Resource or Habitat Management Plan (RMP) to be submitted and approved by the Director of the Department of Planning and Land Use and the Wildlife Agencies; and (2) an open space easement over the acquired habitat to be dedicated to the County of San Diego. 	<p>Less than Significant Impact.</p>

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
<p>Sensitive Wildlife</p> <p>(Impact 3.2.3-5) The proposed project will result in direct impacts on the coastal California gnatcatcher by permanently removing 15.8 acres and temporarily removing 1.3 acres of occupied Diegan coastal sage scrub and disturbed coastal sage scrub habitat. The impact would occur from removal of the entire known territory of one pair and a portion of the territory of a second pair of gnatcatchers, while preserving the entire known territories of three pairs and a portion of the territory of another. This impact would be significant.</p>	<p>3.2.3-5 (Coastal California Gnatcatcher)</p> <p>(a) Measure 3.2.3-3 requires that the applicant shall mitigate for habitat impacts both on-site and with habitat occupied by California gnatcatcher off-site. This measure also counts as mitigation for California gnatcatcher.</p> <p>(b) Cause to be placed on the face of the grading and improvement plans, "No clearing or grubbing of sensitive habitats shall occur from February 15 to August 31 of any year unless nesting activity is completed for the year (prior to August 31)</p> <p>(c) Prior to approval of grading or improvement plans, the applicant shall submit to the Department of Planning and Land Use a statement from a California Registered Engineer, or licensed surveyor that temporary (or permanent) fences have been placed in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The temporary fence location shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned between the open space easement boundary and any area of proposed disturbance. Temporary fencing shall be removed after the conclusion of such activity.</p> <p>(d) Prior to approval of grading or improvement plans the applicant shall: (1) demonstrate to the satisfaction of the Director of Planning and Land Use and Wildlife Agencies that the applicant has executed a work contract with a qualified biological consultant to monitor the project clearing, grubbing, grading and construction, and (2) post a bond for the amount required for monitoring by the Biological Monitor and the Qualified Acoustician. Upon acceptance of the final report by the Director of Planning and Land Use, the bond shall be released. The applicant shall also submit the biologist's name, address and telephone number to the Wildlife Agencies at least 30 days prior to initiating project impacts for their concurrence. The monitor shall perform the following duties: (1) prepare a gnatcatcher monitoring program to the satisfaction of the Wildlife Agencies; (2) perform "focused surveys" and record the number and location of gnatcatchers; (3) direct clearing, grubbing and grading to avoid occupied habitat; (4) walk ahead of clearing/grubbing</p>	<p>Less than Significant Impact.</p>

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
	<p>equipment to flush birds towards the preserve areas; (5) coordinate with the Wildlife Agencies on bird flushing activities, and inspection of fencing and erosion control measures adjacent or up-slope of all restoration and preservation areas; (6) be on site during all vegetation clearing and grubbing, and daily during all grading, and weekly during construction to insure that all habitat protection measures are in place; (7) inspect fencing and erosion control measures adjacent to preserved areas a minimum of once per week and daily during rain events and report deficiencies immediately to the DPW Construction Inspector; (8) periodically monitor the work area for excessive dust generation; (9) train contractors and construction personnel, including the purpose for resource protection, a description of the gnatcatcher and its habitat, and the conservation measures that should be implemented during project construction; (10) halt work when deficiencies require mediation; (11) notify DPW Construction Inspector and the Wildlife Agencies if work is halted within 24 hours; (12) produce weekly reports and submit to the Wildlife Agencies and the County Department of Public Works Construction Inspector on a weekly basis; (13) produce a final report and submit to the Wildlife Agencies and the Director of Planning and Land Use (final report will release bond); (14) confer with the Wildlife Agencies within 24 hours any time protected habitat or gnatcatchers are being affected by construction; and (15) be responsible for notification and oversee remediation if impacts to preserved habitat should occur.</p> <p>Focused surveys shall consist of the following: “Perform a minimum of three focused surveys, on separate days, to determine the presence of gnatcatchers, nest building activities, egg incubation activities, or brood rearing activities in or within 500 feet of the project impact limits of any vegetation clearing/grubbing or project construction proposed within the gnatcatcher breeding season. The surveys should begin a maximum of seven days prior to vegetation clearing/grubbing or project construction and one survey should be conducted the day immediately prior to the initiation of work. The applicant shall notify the Wildlife Agencies at least seven days prior to the initiation of surveys, and within 24 hours of locating any gnatcatchers.”</p> <p>(e) Cause to be placed on the face of the grading and improvement plans the following, “If the biological monitor determines that an active California gnatcatcher nest is within 500 feet of grading or construction, work shall be</p>	

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
	<p>postponed immediately to contact the Wildlife Agencies for direction on (1) impact avoidance/minimization of nesting birds (e.g., sound walls); and (2) a nest-monitoring program. Work may be reinitiated subject to implementation of the avoidance/minimization and nest monitoring program. Nest success or failure shall be established by regular and frequent trips to the site, through a schedule approved by the Wildlife Agencies. If the biologist determines that bird activity is being disrupted, the applicant shall stop work immediately and coordinate with the Wildlife Agencies to review the avoidance/minimization program. Coordination shall occur within 48 hours of the determination. Upon agreement as to the necessary revisions to the avoidance/minimization program, work may resume subject to the revisions and continued nest monitoring. Nest monitoring should continue until fledglings have dispersed, or the nest has been determined to be a failure, as approved by the Wildlife Agencies.</p> <p>(f) Cause to be placed on the face of the grading and improvement plans the following, "The biological monitor shall (1) be on-site continuously during clearing and grubbing activities; (2) be on-site daily during grading to check that all measures are adequately and fully implemented; and (3) be on-site weekly during construction to check that all measures are adequately and fully implemented."</p> <p>(g) From February 15 to August 31 of any year, grading activities shall be limited by the Noise Mitigation Measures 3.3.3-3 (a through c) to ensure that noise at nest sites is less than 60dB(A).</p>	

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
<p>(Impact 3.2.3-6) The proposed project would result in direct impacts on sensitive raptors by permanently removing foraging and potential nesting habitat. This alternative would permanently remove 15.8 acres and temporarily remove 1.3 acres of Diegan coastal sage scrub and disturbed coastal sage scrub on-site used as foraging and potential nesting habitat. This impact would be significant.</p>	<p>3.2.3-6 (Sensitive Raptors; and Migratory birds)</p> <p>(a) Measures 3.2.3-3 and 4 require that the applicant shall mitigate for habitat impacts both on-site and off-site with habitat preservation. This measure also counts as mitigation for loss of sensitive raptor habitat.</p> <p>(b) Cause to be placed on the face of the grading plans, “To avoid potential impacts on any nesting raptor species, a County-certified, qualified biologist shall perform a survey to be completed not more than one week prior to initiation of activities, and based on the survey certify in writing to the County Director of Planning and Land Use (County) and the Wildlife Agencies that there are no nesting raptors on the project site; If the biologist’s survey has located nesting raptors, certify in writing to the County and Wildlife Agencies that an area not less than 500 feet radius from the nest(s) has been flagged to identify a clearing and grubbing-free zone to avoid disturbance of nesting raptors; If the biologist verifies in writing to the County and Wildlife Agencies that nesting has occurred but has ceased and clearing, grading, and construction can occur until the following February 1 without impact on nesting raptors.”</p> <p>(c) Noise Mitigation Measures 3.3.3-3 (a through c) shall be in effect during grading activities.</p> <p>(d) Cause to be placed on the face of the grading plans, “To avoid potential impacts on any potentially nesting migratory birds, one of the following clearing and grubbing limitations shall apply a County-certified qualified</p>	<p>Less than Significant Impact.</p>

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
<p>(Impact 3.2.3-7) The proposed project would result in permanent impacts on other sensitive wildlife species by permanently removing coastal sage scrub, disturbed coastal sage scrub, and non-native grassland on-site. Species potentially impacted include the southern California rufous-crowned sparrow, orange-throated whiptail and coastal western whiptail. This impact would be significant.</p>	<p>3.2.3-7 (Other Sensitive Wildlife Species)</p> <p>Measures 3.2.3-3 and 3.2.3-4 require that the applicant shall mitigate for habitat impacts with both on-site and off-site habitat. This measure also counts as mitigation for loss of other sensitive wildlife habitat.</p>	<p>Less than Significant Impact.</p>
<p>(Impact 3.2.3-8) The proposed project would impact 0.01 acre of U.S. Army Corps of Engineers (USACE) and CDFG jurisdictional areas (non-wetland waters) as a result of roadway improvements. This would be a significant impact.</p>	<p>3.2.3-8 (Jurisdictional Areas – Non-Wetland Waters)</p> <p>Prior to approval of grading or improvement plans for road improvements on Pala Mesa Drive, and prior to approval of the Final Map which ever occurs first, the applicant shall either</p> <ul style="list-style-type: none"> (a) Demonstrate that 0.03 mitigation credits have been purchased in a wetland creation bank to the satisfaction of the County Director of Planning and Land Use (County) and Wildlife Agencies, or (b) Submit and receive approval for a Revegetation Plan from the County and Wildlife Agencies for creation of 0.03 acres of wetlands. Elements of the Revegetation Plan shall include the following to ensure the establishment of the vegetation: objectives, 24"x 36" map showing the revegetation areas, site preparation information, type of planting materials (e.g. species ratios, source, 	<p>Less than Significant Impact.</p>

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
	<p>size material, etc.), planting program, 80 percent success criteria, 5-year monitoring plan and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, monitoring, and report preparation. The report shall be prepared by a County approved biologist and a State of California Licensed Landscape Architect, and (2) the applicant shall enter into a Secured Agreement with the County consisting of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and a 10 percent cash deposit not to exceed \$30,000. A cost estimate based on a 3% annual inflation rate shall be submitted and approved by the County which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required five year period, and report preparation and staff time to review. This agreement is intended to guarantee commitment to project completion and success. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Revegetation Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty- percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Revegetation Plan. The location of the revegetation shall be subject to approval of the Director of Planning and Land Use and the area with a wetland buffer shall be placed in an open space easement for long-term protection.</p> <p>(c) Provide the County Director of Planning and Land Use (County) with a copy of a Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands or provide evidence satisfactory to the County that such permit is not required.</p> <p>(d) Provide the County Director of Planning and Land Use (County) with a copy of a Streambed Alteration Agreement issued by the California Department of Fish and Game for all project related disturbances of any streambed or provide evidence satisfactory to the County that such an agreement is not</p>	

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
	required.	
<p>(Impact 3.2.3-9) The proposed project would result in edge effects and/or indirect impacts on open space resulting from the invasion of non-native plant species, human activities, and human and pet intrusion. These impacts would be significant.</p>	<p>3.2.3-9 (Indirect Impacts)</p> <p>(a) Project Lighting. As a condition of the Major Use Permit, lighting within developed areas adjacent to open space shall be (1) selectively placed, shielded, and directed away from open space; and (2) screened by the planting of vegetation, and shall prohibit large spotlight-type backyard lighting directed into open space.</p> <p>(b) Fencing. (1) Cause to be placed on the face of the grading plans, “permanent fencing shall be placed just outside the biological open space lot, where the private HOA lots abut the biological open space, refer to Sheet 1 of the Major Use Permit Plot Plan P04-024, on file with the Department of Planning and Land Use. The fence shall be 42 inches and constructed of chain link or equivalent. Placement of permanent fencing is required prior to the conclusion of the grading activity and prior to Record Plan approval. The permanent fence location(s) shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned just outside of the open space easement. The property owner shall submit to the County Director, Department of Planning and Land Use (County) a signed, stamped statement from a California Registered Engineer, or licensed surveyor that the permanent fences or walls have been placed to protect the dedicated open space from inadvertent disturbance by grading, brushing or clearing. Photographs and a brief description of design and materials used shall be submitted with the statement from the California Registered Engineer.” (2) As a condition of the Major Use Permit, maintain the fencing in good working order.</p> <p>(c) Signage. (1) Cause to be placed on the grading and/or improvement plans, “permanent signs shall be placed on the permanent fence marking the open space easement that shown on Sheet 1 of the Major Use Permit Plot Plan P04-024, on file with the Department of Planning and Land Use. Signs shall be placed every 100 feet not less than three feet in height from the ground surface and state, “Sensitive Environmental Resources, Disturbance Beyond this Point is Restricted by Easement, Reference: County of San Diego</p>	<p>Less than Significant Impact.</p>

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
	<p>Department of Planning and Land Use, Environmental Review Number 89-08-026A. Placement of permanent signs is required prior to the conclusion of the grading activity and prior to Record Plan approval. The permanent signs shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned on the open space fencing. The property owner shall submit to the County Director, Department of Planning and Land Use (County) a signed, stamped statement from a California Registered Engineer, or licensed surveyor that the permanent signs have been placed as required. Photographs and a brief description of the materials used shall be submitted with the statement from the California Registered Engineer.” (2) As a condition of the Major Use Permit, maintain the fencing in good working order.</p> <p>(d) Landscaping. Prior to obtaining building permits in use and reliance on the Major Use Permit, the applicant shall demonstrate that (1) landscaping within the development area will avoid the use of plants that require intensive irrigation, fertilizers or pesticides, invasive, and non-native plants; (2) pepper trees and other species found on the California Invasive Pest Plant Council’s list of exotic pest plants shall not be included in any landscaping plans for the project; and (3) all manufactured slopes and other open and developed areas adjacent to open space shall have a native species plant palette.</p> <p>(e) Limited Building Zone (LBZ). Prior to approval of the grading and improvement plans or approval of the Final Map which ever occurs first, grant to the County of San Diego a Limited Building Zone Easement as shown on Sheet 1 of the Major Use Permit Plot Plan P04-024, filed at the Department of Planning and Land Use. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibits the construction or placement of any structure designed or intended for occupancy by humans or animals.</p> <p>(f) Habitat Management Plan. Prior to approval of the Final Map or approval of rough grading, which ever comes first, submit and have approved, by the County Director of Planning and Land Use (County) and the Wildlife Agencies, a Resource or Habitat Management Plan (RMP). The plan shall</p>	

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
	include (1) Identification of the resource manager to be responsible for management and stewardship of the open space; (2) Mapping and identification of resources; (3) Timing of transfer, and identification of the land conservancy or agency taking fee title, of open space lots; (4) Description of all activities proposed for the open space, such as habitat restoration, recreational uses, and ongoing stewardship activities (i.e., maintaining fencing, preventing unauthorized uses); (5) Description of explicit details for any specific resource management or monitoring to be conducted (i.e., periodic population counts, species inventories, etc.); (6) Identification of the financial mechanism through which the plan would be carried out (i.e., a one-time endowment to conservancy, etc.), including an analysis of costs and contingencies required for successful resource management; (7) Timelines for submittal of regular management and monitoring reports to the County and to the Wildlife Agencies; (8) Consequences for default on the plan; (9) The RMP shall include a contract, or other legal agreement, between the County, the resource manager and landowner to provide assurance of future compliance.	
Noise (Section 3.3)		
(Impact 3.3.3-1a) For the proposed project, noise resulting from traffic could result in exterior noise levels at on-site residences to exceed 60 dB Community Noise Equivalent Level (CNEL) and would be a significant impact.	<p><i>Traffic-Generated Noise</i></p> <p>3.3.3-1a (Exterior Noise)</p> <p>As a condition of the Major Use Permit, the project shall be required to reduce exterior noise, as follows: “Construct and maintain noise barriers as shown as shown on the Figures 3.3-4, 3.3-5, 3.3-6, 3.3-7, and 3.4-4 of the Final SEIR and as shown on Sheet 2 of the Major Use Permit Plot Plan P04-024, filed at the Department of Planning and Land Use. To partially reduce noise levels in backyards in the easternmost tier of residences, the construction of two sound attenuation barriers along the eastern perimeter of the site (not located on any proposed residential lots) shall be required. The minimum height of the barrier relative to the pad of the nearest residence shall be 12-14 feet, except for the barrier segment next to Lots 11-15, where the required minimum height shall be eight feet (refer to Figure 3.3-4). To complete the noise reduction to 60 dBA CNEL or less, individual lots shall require additional sound attenuation barriers ranging from 6 to 12 feet in height in accordance with conditions of the Major Use Permit (Noise Wall Details). The sound attenuation barriers shall be constructed on residential Lots 1, 3, 15-23, 25, 26, 33-44, 53-74, 83-92, 103-107 and</p>	Less Than Significant Impact.

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
	121-130, along with the two additional sound attenuation barriers along the eastern perimeter of the property, consistent with the Major Use Permit (Noise Wall Details). Solid walls would be required between the homes on Lots 1-3 and 121-130. The sound attenuation barriers may be constructed as a wall, berm, or a combination of both. The material used in the construction of each barrier is required to have a minimum surface density of four pounds per square foot and may consist of earthen berm, masonry block, plexiglass, tempered glass, or a combination of these materials. The barriers shall be built so that any cracks or openings shall be caulked or filled on the façade facing Highway 395 and Interstate 15. By reducing the exterior traffic noise in these outdoor use areas, the noise levels would be within the acceptable noise levels established by the County of San Diego General Plan Noise Element.”	
(Impact 3.3.3-1b) For the proposed project, the future interior noise level of residences exposed to an exterior CNEL greater than 60 dB as a result of traffic noise could also experience an associated interior CNEL greater than 45 dB. This would be a significant impact.	<p>3.3.3-1b (Interior Noise)</p> <p>As a condition of the Major Use Permit and prior to obtaining building permits, the applicant shall:</p> <p>(a) Complete to the satisfaction of the Director of the Department of Planning and Land Use an acoustical analysis which adjusts the final building design to maintain present and anticipated future noise levels of the interior and exterior of the residential dwelling at or below the allowable sound level limit of the San Diego County General Plan Noise Element (exterior of 60 dB CNEL and interior of 45 dB CNEL). The analysis shall be performed by a County-certified acoustical engineer. Future traffic noise level estimates for Old Highway 395 must utilize a Level of Service C traffic flow for a Collector roadway classification, which is the designated General Plan Circulation Element buildout roadway classification.</p> <p>(b) Incorporate to the satisfaction of the Director of the Department of Planning and Land Use the mitigation measures from the approved acoustical analysis into the project design and building plans. All building designs with noise-sensitive interior areas shall have air-conditioning and/or mechanical ventilation systems so that the windows can be closed at the occupant’s discretion, and sound-rated windows and/or doors at affected homes.</p>	Less Than Significant Impact.

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
<p>(Impact 3.3.3-2) For the proposed project, short-term noise impacts on existing residences resulting from on-site construction are expected to exceed the County's exterior noise criteria of 75 dB CNEL. Noise levels in exceedance of the County's noise criteria would be a significant impact.</p>	<p><i>Construction Noise</i></p> <p>3.3.3-2 (Short-Term Noise Impacts on Existing Residences)</p> <p>(a) Cause to be placed on the face of the grading and improvement plans the following, "When grading occurs within 325 feet of northern and southern property boundaries, the applicant shall monitor the net exposure level to ensure that exposure does not exceed 75 dB during an 8-hour period, between 7:00 AM and 6:00 PM in conformance with §36.410 of the San Diego County Noise Ordinance."</p> <p>(b) Cause to be placed on the face of the grading and improvement plans the following, "all staging and delivery areas shall be located toward the middle of the project site, away from the northern and southern property boundaries."</p>	<p>Less Than Significant Impact.</p>
<p>(Impact 3.3.3-3) For the proposed project, short-term noise impacts on the coastal California gnatcatcher and raptors resulting from project construction may exceed the County's exterior noise criteria of 60 dB CNEL. Noise levels in exceedance of the County's noise criteria would be a significant impact.</p>	<p>3.3.3-3 (Short-Term Noise Impacts on Coastal California Gnatcatcher and Raptor Breeding Areas)</p> <p>(a) Cause to be shown on the grading and improvement plans the location of the projected 60 dB(A) Leq construction noise contour as shown on Figure 10 of the Original Noise Technical Study by RECON dated August 14, 2001 of the Final SEIR on file with the Department of Planning and Land Use as Environmental Review Number 89-08-026A.</p> <p>(b) Cause to be placed on the face of the grading or improvement plans the following: "If clearing, grubbing, and grading activities are proposed during the period of February 1 to August 31 of any year, and the biological monitor has determined that there are nests within the projected 60 dB(A) Leq construction noise contour, a Qualified Acoustician shall perform noise measurements within the projected contour to assess the ambient noise levels in the absence of construction activities. The intent of these measurements is to establish baseline noise levels in the occupied habitat without construction. If the construction noise levels at nest sites during the breeding season are anticipated to exceed 60 dB(A) Leq or the ambient condition in the absence of construction activities, whichever is higher, noise attenuation</p>	<p>Less Than Significant Impact.</p>

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	<p>measures including, but not limited to, noise barriers and noise reducing features on construction equipment shall be implemented as necessary to maintain construction noise at acceptable levels at nest sites. Periodic monitoring during the breeding season of noise levels at nest sites shall be performed to verify that construction noise levels are maintained at acceptable levels. The monitoring shall occur with no prior notice. The project's Biological Monitor shall notify the County Department of Public Works Construction Inspector and the Wildlife Agencies if noise measurements exceed the standard at any nest."</p> <p>(c) Prior to the approval of grading or improvement plans, the applicant shall post a bond for the amount required for monitoring by the Biological Monitor and the Qualified Acoustician. Upon acceptance of the final report by the Director of Planning and Land Use, the bond shall be released.</p>	
Landform Alteration and Visual Quality (Section 3.4)		
Slopes		
<p>(Impact 3.4.3-1) For the proposed project, the manufactured slope in the northeastern portion of the site undulates to follow the existing hillside topography and is a 2:1 fill slope with a maximum of 40 feet in height. As the slope runs along the Old Highway 395 frontage and exceeds 30 feet in height, with no intervening structures to obscure the view, the manufactured slope is a potential significant visual impact.</p>	<p>3.4.3-1 (Long Term Aesthetic Impacts)</p> <p>Prior to approval of grading or improvement plans and prior to approval of the Final Map which ever occurs first, the applicant shall show on the grading and improvement plans that all manufactured slopes shall be at a gradient of 2:1 or less, except that cut slopes up to 1.5:1 may be allowed upon certification of soil stability by a soils engineer.</p>	<p>Less Than Significant Impact.</p>

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<p>(Impact 3.4.3-2) For the proposed project, the slope in the northwestern portion of the site is a 1.5:1 cut slope occurring along the back of Lots 96-103. Slopes in this area would vary from 30 to 44 feet in height. This slope faces southeast and transitions up the hillside from the northwestern edge of development to the adjacent natural hillside and open space. Portions of the slope would be visible from Old Highway 395 and the northbound lanes of I-15, because the slope faces southeast. This impact would be potentially significant in areas where the slope exceeds 30 feet in height.</p>	<p>3.4.3-2 (Long Term Aesthetic Impacts)</p> <p>Prior to approval of grading or improvement plans, and prior to approval of the Final Map which ever occurs first, the applicant shall submit to the satisfaction of the Director of Planning and Land Use a landscape plan showing vegetative cover on manufactured slopes to reduce the visibility of the slopes from off the property. The planting shall be consistent with the Fallbrook Design Guidelines and the County's Landscape Water Conservation Design Manual. Additionally, the landscape plan shall include a sound wall design and vegetative screening that is in substantial conformance with the wall details shown in Figures 3.4-5 and 3.4-6 of the Final EIR.</p>	<p>Less Than Significant Impact.</p>
<p>(Impact 3.4.3-3) For the proposed project, several slopes would exceed 30 feet in height along the rear of Lots 121-123 and Lot 132 and would be a potentially significant visual impact.</p>	<p>3.4.3-3 (Long Term Aesthetic Impacts)</p> <p>As a Condition of Approval of the Major Use Permit and prior to occupancy, the developer shall install landscape screening with plant material of varying form, height, and densities to soften and vary graded slope planes (consistent with a prepared Landscape Plan) to minimize the visual impact of graded slopes from view of any public road. The landscape plan shall be approved by the Director of Planning and Land Use prior to issuance of any permit.</p>	<p>Less than Significant Impact.</p>

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
CUMULATIVE IMPACTS		
IMPACTS MITIGATED TO LESS THAN SIGNIFICANT		
Traffic and Circulation (Section 3.1)		
<p>(Impacts 3.1.3-1 through 8) The proposed project would have the potential to contribute to cumulatively considerable traffic impacts.</p>	<p>Prior to the issuance of any building permits or commencement of building construction in use in reliance of the Tentative Map, the applicant shall:</p> <p>Participate in the County Transportation Impact Fee (TIF) Ordinance to reduce the project's contribution to cumulative traffic impacts to less than cumulatively considerable. The TIF Ordinance provides a mechanism for the proposed project to mitigate its anticipated cumulative transportation and circulation impacts by payment of the designated impact fee. The TIF Ordinance sets the proposed fee for single-family residential development in the Fallbrook Community Plan area at \$10,709 per unit. At this amount, the TIF fee for the proposed project would be \$1,392,170 (i.e., \$10,709/unit x 130 units = \$1,392,170). Payment of this fee would be in addition to the roadway improvements required to mitigate for direct impacts.</p>	<p>Less Than Significant Impact (Project Contribution)</p>

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
<p>If the option to participate in the TIF Ordinance is not available at the time the project applicant is ready to complete the project mitigation measures, the following mitigation measures would be required to reduce potential cumulative traffic impacts to less than significant:</p> <p>(Impacts 3.1.3-1 through 3) Intersection of Pala Road [SR-76]/Old Highway 395 (LOS F, both peak hours)</p>	<p>3.1.4-1 through 3 (Intersection of Pala Road [SR-76]/Old Highway 395)</p> <p>Implementation of Mitigation Measures 3.1.4 mitigates Impacts 3.1.4-1 through 3 to less than significant.</p>	<p>Less Than Significant Impact (Project Contribution)</p>
<p>(Impact 3.1.3-4) Intersection of Pala Mesa Drive/Old Highway 395 (LOS E, AM peak hour)</p>	<p>3.1.4-4 (Intersection of Pala Mesa Drive/Old Highway 395)</p> <p>Prior to approval of the Final Map, the applicant shall contribute on a fair-share basis to the County's Traffic Signal Fee program pursuant to Board of Supervisors Policy J-25 for installation of a traffic signal control at Old Highway 395/Pala Mesa Drive. The fair-share amount shall be determined by the Director of the Department of Public Works.</p>	<p>Less Than Significant Impact (Project Contribution)</p>
<p>(Impact 3.1.3-7) Segments of Pala Road [SR-76]</p> <p>Gird Road to Sage Road (LOS F)</p> <p>Sage Road to Old Highway 395(LOS F)</p> <p>Old Highway 395 to I-15 southbound (LOS F)</p> <p>I-15 northbound to Pankey Road (LOS F)</p>	<p>3.1.4-7 (Segments of Pala Road [SR-76])</p> <p>Implementation of Mitigation Measures 3.1.4 mitigates Impact 3.1.4-7 to less than significant.</p>	<p>Less Than Significant Impact (Project Contribution)</p>

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
<p>(Impact 3.1.3-8) Segments on Old Highway 395</p> <p>Pala Road (SR-76) to project access driveway (LOS F)</p> <p>Project access driveway to Pala Mesa Drive (LOS F)</p>	<p>3.1.4-8 (Segments on Old Highway 395)</p> <p>Implementation of Mitigation Measures 3.1.4 mitigates impact 3.1.4-8 to less than significant.</p>	<p>Less Than Significant Impact (Project Contribution)</p>
<p>If participation in the County's TIF Ordinance is not available as a mitigation option, mitigation for potential cumulative impacts will have to be re-evaluated at two locations; SR 76/Interstate 15 northbound ramps and SR 76/Interstate 15 southbound ramps. Mitigation could be accomplished by the following measures if the funding mechanisms are in place, or by other measures at the discretion of the Director of the Department of Public Works:</p>		
<p>(Impact 3.1.3-5) The proposed project would have the potential to contribute to cumulatively considerable traffic impacts on the following intersection:</p> <p>Intersection of Pala Road [SR-76]/I-15 Southbound (LOS F, PM peak hour)</p>	<p>3.1.4-5 (Intersection of Pala Road [SR-76]/I-15 Southbound)</p> <p>Prior to obtaining building permits, comply with the Transportation Impact Fee Ordinance or demonstrate the project's contribution to improvements on SR-76 from Old Highway 395 to I-15 to the satisfaction of the Director of Public Works.</p>	<p>Less Than Significant Impact (Project Contribution)</p>

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
<p>(Impact 3.1.3-6) The proposed project would have the potential to contribute to cumulatively considerable traffic impacts on the following intersection:</p> <p>Intersection of Pala Road [SR-76]/I-15 Northbound (LOS F, PM peak hour)</p>	<p>3.1.4-6 (Intersection of Pala Road [SR-76]/I-15 Northbound)</p> <p>Prior to obtaining building permits, comply with the Transportation Impact Fee Ordinance or demonstrate the project's contribution to improvements at the intersection of Pala Road and I/15 Northbound to the satisfaction of the Director of Public Works.</p>	<p>Less Than Significant Impact (Project Contribution)</p>
Biology (Section 3.2)		
<p>(Impact 3.2.3-10) The proposed project would result in impacts on coastal sage scrub. Approximately 198.5 acres of coastal sage scrub habitat would be impacted by other projects in the cumulative study area. The proposed project would impact an additional 17.1 acres (7.9 percent), a decrease in cumulative impacts on Diegan coastal sage scrub habitat by 5.7 acres (2.7 percent) from those of the proposed project of the Diegan coastal sage scrub impacts. Cumulative impacts on coastal sage scrub are considered significant.</p>	<p>3.2.4-12 (Coastal Sage Scrub and California Gnatcatcher)</p> <p>Implementation of Mitigation Measure 3.2.3-3 is required to reduce cumulative project impacts to less than significant.</p>	<p>Less Than Significant Impact (Project Contribution)</p>
<p>(Impact 3.2.3-11) The proposed project would result in impacts on non-native grassland, which serves a similar function as raptor habitat and foraging area throughout the cumulative study area. The proposed project would impact 26.6 acres of non-native grassland, and approximately 115.83 acres would be impacted by other projects within the cumulative study</p>	<p>3.2.4-13 (Non-native Grassland)</p> <p>Implementation of Mitigation Measure 3.2.3-4 is required to reduce cumulative project impacts to less than significant.</p>	<p>Less Than Significant Impact (Project Contribution)</p>

<u>POTENTIAL IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>CONCLUSION WITH MITIGATION INCORPORATED</u>
area. The proposed project would constitute approximately 23 percent of the cumulative impacts, which is approximately the same as the proposed project. This proposed project's contribution to cumulative impacts on non-native grassland would be significant.		
<p>(Impact 3.2.3-12) The proposed project would impact coastal sage scrub and non-native grassland habitat, which would result in the loss of the foraging and (potentially) nesting habitat of the white tailed kite, northern harrier, Cooper's hawk, and other common and sensitive raptors, as well as the orange-throated whip-tail and the coastal western whiptail. The proposed project would impact 17.1 acres of coastal sage scrub habitat and 26.6 acres of non-native grassland habitat. Other projects in the cumulative study area would impact 198.5 acres and 115.8 acres of coastal sage scrub and non-native grassland, respectively. This alternative's contribution to the cumulative loss of habitat as foraging and potentially nesting habitat for raptors and migratory birds would be significant.</p>	<p>3.2.4-14 (Foraging and Nesting Raptors, Migratory Birds, and Other Sensitive Wildlife Species)</p> <p>Implementation of Mitigation Measures 3.2.3-3, 3.2.3-4, 3.2.3-6, and 3.2.3-7 are required to reduce cumulative project impacts to less than significant.</p>	<p>Less Than Significant Impact (Project Contribution)</p>

Table S-2
Recreational Amenities Comparison within PDP Area

Residential Neighborhood	# of Units	Total Acreage	Density (in dwelling units per acre)	Amenities
Pala Mesa Greens	28 condominium units	5 acres	5.4 DU/AC	Gated swimming pool with patio seating Restroom facilities with shower facilities
Pala Mesa Oaks	25 condominium units	11 acres	2.3 DU/AC	Gated swimming pool with patio area Restroom facilities
Pala Mesa Country Club Villas – Unit No. 2	136 condominium units	80 acres	1.7 DU/AC	18-hole championship golf course Four tennis courts Fitness center and weight room with restroom/shower facilities Two gated swimming pools with spa/outdoor seating/BBQ facilities Restroom facilities Three-mile scenic walking trail
Pala Mesa Country Club Villas – Unit No. 1	133 condominium units	46 acres	2.9 DU/AC	Driving range / Golf pro shop Conference center Up-scale restaurant/bar Delicatessen with outdoor seating Outdoor patio with seating for viewing purposes Outdoor seating areas for formal and/or planned events Two gated swimming pools with spa/outdoor seating/BBQ facilities Children's play equipment Restroom facilities
Pala Mesa Fairway Villas	134 attached units	38 acres	3.5 DU/AC	Gated swimming pool with outdoor seating Spa with patio seating Restroom facilities (2) BBQ facilities (2)
(Proposed) Pala Mesa Highlands	130 single-family detached units	84.6 acres	1.8 DU/AC	Pool/outdoor patio with restroom facilities Basketball half-court Outdoor seating Play areas Trail along west boundary Trail along Old Highway 395 Pocket parks

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5.0 ALTERNATIVES TO THE PROPOSED PROJECT

5.1 Rationale for Alternative Selection

CEQA requires the consideration of alternative development scenarios and the analysis of impacts associated with the alternatives. Comparing these alternatives to the Proposed Project, the advantages of each alternative can be analyzed and evaluated. Section 15126.6 of the CEQA Guidelines requires that an EIR, “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.”

Additionally, CEQA Guidelines Section 15126.6 states in part:

An EIR need not consider every conceivable alternative to a project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. An EIR is not required to consider alternatives that are infeasible (15126.6(a)).

The range of potential alternatives to the Proposed Project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency’s determination.

Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts (15126.6(c)).

The specific alternative of “no project” shall also be evaluated along with its impact (15126.6(e)(1)).

If the environmentally superior alternative is the “no project” alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives (15126.6(e)(2)).

Alternatives Considered But Rejected from Further Analysis

Alternate Location within the Pala Mesa Private Development Area

This alternative was considered for its potential to reduce potentially significant biological impacts associated with the Proposed Project. Existing developments within the Private Development Plan (PDP) area were reviewed for possible opportunities for redevelopment or expansion that would minimize encroachment into sensitive habitats. The 416-acre PDP area was reviewed for potential sites that would be suitable for a development comparable to the Proposed Project. The PDP has identified various properties in the PDP with land use designations to reflect the existing or planned development for the area. The areas are

labeled a-x. The other area within the PDP that has similar acreage to the Proposed Project (areas c, d, and e) is the golf course (area x) with 114 acres. Although this area is mostly disturbed from past use as a golf course, the area would not be suitable for development because the property is long and narrow and would not be conducive to developing approximately 130 single-family residential lots. Additionally, the golf course is the main recreational element of the PDP. Converting the golf course to a residential use would eliminate the recreational component from the PDP. There are no other locations within the PDP in which a golf course or similar type of recreational amenity could be located.

Bundling some of the residential areas was considered to create a large residential area, however, most of the other residential areas (e.g., j, k, and q) in the plan have zoning densities that range from 1 dwelling unit per 3 and 4 acres. Additionally, these areas are constrained by steep slope areas that would result in greater impacts on landform alteration and visual quality. Other residential areas such as f, h, and i have higher planned densities but have a smaller area totaling approximately 28 acres. The Proposed Project with its proposed recreational amenities has a footprint of approximately 48 acres. Additionally, most if not all of these areas are already developed with existing houses. Traffic impacts would likely be the same because the traffic patterns from other areas within the PDP would be similar as those from the project site. For these reasons, other areas within the existing PDP were not considered

Alternative Location in Fallbrook Outside of the Pala Mesa Private Development Area

This alternative was considered due to its potential to reduce significant biological impacts and traffic impacts associated with the Proposed Project. Single-family residential housing can be located in other areas of Fallbrook.

In the process of looking for property in the Fallbrook area to purchase for development, the applicant considered the following property characteristics to determine if the property would have development potential:

- Property with an area large enough for a reasonable size development, one capable of generating economies of scale and economic efficiencies desired by the homebuilding industry;
- Property with development potential such that the development can support common area amenities within the project (e.g., open space areas, pools, other recreational equipment);
- Property with existing infrastructure (e.g., water, sewer, and roads) located nearby such that large costs associated with extending the infrastructure onsite is minimized;
- Property that has minimum amount of steep slopes and environmental constraints to avoid and minimize environmental impacts;

A review of the properties available in the Fallbrook area at the time the project was purchased determined that the Proposed Project site met most of the criteria that the project

applicant was looking for in a future development site and was available at the time the project was purchased. However, this alternative was rejected for the following reasons:

- An alternative location outside of the Pala Mesa PDP would not implement the existing PDP. The project site is this location has a planned land use density that permits the type of development proposed by the project. Development within the PDP allows the applicant to provide an updated housing product within the PDP area.
- In addition to the planned densities proposed in the PDP, the project site is located in proximity to two major transportation corridors that can support the proposed development and the existing development in the surrounding area. As such, the project site has an existing roadway infrastructure in place and does not require substantial development of roadways or substantial roadway improvements to support an additional 130 single-family units. As such, an alternative site wouldn't necessarily make use of existing roadway infrastructure.
- An alternative location wouldn't necessarily make use of existing public utility infrastructure. The proposed site can connect to existing utilities currently serving the surrounding developments. Existing utilities can be accessed by the existing Old Highway 395.
- The project applicant does not own other property outside of the Pala Mesa PDP in the Fallbrook area where a similar type of development would be feasible. An alternative location outside of Fallbrook would not meet the project objective providing an alternative housing product that would meet the needs of a changing community profile in the community.

For these reasons an alternative site outside the Pala Mesa PDP were reject from further analysis.

5.2 Analysis of the No Project Alternative

The analysis of the No Project alternative is required under CEQA Guidelines. As set forth in CEQA Guidelines Section 15126.6(e)(2), the No Project analysis shall discuss the existing conditions at the time the notice of preparation is published and "what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services." Section 15126.6(e)((3)(B) adds that, for a development project on identifiable property, the No Project alternative is the circumstance under which the project does not proceed, and "the discussion would compare the environmental effects of the property remaining in its existing state against environmental effects that would occur if the project is approved."

The No Project Alternative would develop the project site as allowed under the current land use and zoning designations without special permitting. The No Project Alternative could result in residential development of the two legal lots established by the underlying parcel map, and would allow agricultural uses by lot owners, if they elect to do so. No additional development such as offsite road improvements or frontage improvements to Pala Mesa Drive or Old Highway 395 would be proposed. None of the sensitive habitat onsite would be

conserved within protective biological open space easements and the purchase of offsite habitat as mitigation for impacts on biological resources would not be required. A comparison of the proposed alternatives is presented in Table 5.2-1.

5.2.1 No Project Alternative Description and Setting

The No Project Alternative would maintain the project site in its existing condition as agriculturally disturbed vacant land and steeply sloping hillsides with native vegetation. Fire protection would need to be continued along the margins of the natural vegetation. Potential uses on the site include a return to limited agricultural production based on existing land use designations. However, the costs of production and market conditions have not made agricultural uses feasible at this site for a long period of time. Therefore, a return of agricultural use is not considered likely. There are two existing legal lots on the property, which would be developed with single-family residences without the requirement of a discretionary permit. Pursuant to Section 87.502 of the County's Grading and Clearing Ordinance, a property owner is permitted to clear up to five acres per legal lot without a permit. Any clearing above that amount would require a discretionary clearing permit at which time current land use controls would be applied to the proposed action. Any grading that exceeds 2,500 cubic yards would require a discretionary grading permit from the County of San Diego at which time current land use controls would be applied to the proposed action.

5.2.2 Comparison of the Effects of the No Project Alternative to the Proposed Project

Traffic and Circulation

The No Project Alternative would have fewer traffic and circulation impacts as compared to the Proposed Project. The number of new residential lots permitted would be two instead of 130, thereby resulting in less total residential traffic generated by the project (24 ADT instead of 1,560) using the County standard of 12 ADT per household. Impacts on SR-76 west of Old Highway 395 would be reduced with this alternative because fewer cars would be traveling on the surrounding roadway network. Under this alternative, fewer than 100 ADT would be generated from the project site on any roadway segments currently operating at LOS F, and fewer than 5 peak hour trips would occur within a critical movement at an intersection operating at LOS F. Therefore potential traffic impacts would be avoided.

Biological Resources

With the No Project Alternative, impacts on biological resources would likely be reduced compared to the Proposed Project. Although the number of proposed structures on the site would be less, the size of the lots would be larger, such that the overall use of the property would be the same. Residential and agricultural uses allowed by right on the project site would not be required to provide the same measures to protect sensitive resources as the Proposed Project. Assuming a worst-case scenario that a total of five acres of coastal sage scrub was cleared per legal lot, a total of 10 acres of coastal sage scrub habitat would be lost under this alternative. A 10-acre loss would be less than the 15 acres identified for the Proposed Project. Additionally, there would be no protection of the wetland areas onsite. Wetland impacts (622 square feet) from the Proposed Project are a result of the required

frontage improvements of Pala Mesa Drive. Under the No Project Alternative these improvements would not be required. However, there would be no restrictions on other wetland habitats. Assuming a worst-case scenario, approximately 0.1 acre of southern willow scrub habitat would be impacted under this alternative. This would result in a greater impact than the Proposed Project. As a result, the biological impacts may be greater than those of the Proposed Project because of legal clearing that is permitted onsite without the application of land use controls that would otherwise protect sensitive habitats. There would be no requirements for mitigation for clearing allowed without a permit. Because of the potential for habitat loss due to legal clearing activities potential biological impacts are considered to be greater than the Proposed Project.

Noise

With this alternative, the noise impact would be less, as construction noises associated with grading and constructing 130 single-family homes would be eliminated. The construction of two single-family homes would require less time for grading and construction of the homes. The No Project Alternative would reduce potential noise impacts on California Gnatcatchers because less grading would be required and smaller numbers of heavy construction equipment would be needed. Under the No Project Alternative, fewer people would be residing onsite and as such, fewer people would be exposed to offsite traffic noise from Interstate 15.

Landform Alteration and Visual Quality

With this alternative, substantial alterations to the existing landform would not be expected. Some grading may occur as a result of future agricultural operations or single-family development. However, no protective easement would be placed over the steep slope lands to restrict development or agricultural operations in those areas.

Land Use and Planning

Although there are no significant land use impacts with the Proposed Project, land use impacts of this alternative would be less compared to those of the Proposed Project, as no Specific Plan Amendment or rezone would be required. The No Project Alternative would be consistent with applicable land use plans and zoning, as development of the site would occur under the current land use and zoning designations. No significant land use or planning impacts would result with the No Project Alternative.

Geologic Resources

As discussed in Section 4.1.2, no impacts on geologic resources were identified. The No Project Alternative would not result in significant impacts on geologic resources. The amount of impervious surface on the site would be less with the No Project Alternative as compared to the project because it would have fewer residential units and less overall grading and site disturbance would be required. As such, potential impacts geological resources under this alternative would be incrementally less than the Proposed Project.

Hydrology and Water Quality

As discussed in Section 4.1.3, the Proposed Project would not result in a significant impact on hydrology and water quality. The amount of impervious surface on the site would be less with the No Project Alternative as compared to the project because it would have fewer residential units and less paved area for streets. Impacts on hydrology and water quality would be less with this alternative to those of the Proposed Project.

Air Quality

As discussed in Section 4.1.4, the Proposed Project would not result in significant impacts on air quality. However, the No Project Alternative would generate fewer vehicle trips, thereby resulting in incrementally less air quality impact. In addition, by having fewer the number of homes on the site, there would be less grading with heavy equipment. Therefore, air quality impacts associated with construction would be incrementally reduced.

5.2.3 Rationale for Preference of the Proposed Project over the No Project Alternative

The project site is within the Current Urban Development Area of the Fallbrook Community Plan and is designated as a Specific Plan Area with an approved Private Development Plan. By avoiding development, the No Project Alternative fails to advance the goals and objectives of these plans, and aside from maintaining the site's natural habitat and natural appearance of the ridgeline and steep slopes, the No Project Alternative does not achieve the goals and objectives of the Proposed Project either. The No Project Alternative is the environmentally superior alternative.

5.3 Analysis of the Reduced Footprint/Attached Housing Alternative

The Reduced Footprint/Attached Housing Alternative was created to provide an alternative project design that reflects a housing product that was generally described in the original Private Development Plan for the project site and the Pala Mesa area. The Reduced Footprint/Attached Housing Development was also designed to decrease potential impacts on biological resources and to reduce encroachment into a mapped gnatcatcher territory.

5.3.1 Reduced Footprint/Attached Housing Alternative Description and Setting

The Reduced Footprint/Attached Housing Alternative proposes an attached residential development on approximately 41.6 acres of the 84.6-acre site. The Reduced Footprint/Attached Housing Alternative would reduce the project development area by approximately 6.5 acres over the Proposed Project. A conceptual site plan of the Reduced Footprint/Attached Housing Alternative is shown in Figure 5.3-1. The alternative involves subdividing the property to develop multi-family or attached dwelling units, as opposed to single-family units as would occur with the Proposed Project.

This alternative proposes to subdivide the property to accommodate 192 two-story, multi-family attached condominiums, common areas and a recreational area. The units would be combined in eight-plex units or four-plex units. Conceptual building elevations are shown in Figure 5.3-2. Each building would be two stories with an equal number of units on the first and second floors for a total of four or eight units depending on the size of the building.

There would be 18 eight-plex buildings and 12 four-plex buildings. Parking for the residential units and the recreation area would be provided as off street surface parking in front of the buildings. The parking spaces required for this design would be 382 spaces. Residential parking would account for 320 parking spaces, guest spaces would account for 38 parking spaces, and the recreational area would account for 24 parking spaces. This would result in a smaller building footprint than the Proposed Project. The recreation center would have similar amenities as the recreation center for the Proposed Project and would be located on approximately 1.5 acres. Proposed amenities would include a swimming pool, and a hard court play area, and a passive park area. The proposed recreational amenities and conceptual landscape plan are shown in Figure 5.3-3.

The main access into and out of the project would be from Pala Mesa Drive. Secondary access would be through Via Altamira on the south side of the project site. The proposed roads within the property would be private. The Reduced Footprint/Attached Housing Alternative would have the same frontage improvement requirements along Pala Mesa Drive and Old Highway 395 as the Proposed Project.

Similar to the Proposed Project, a soundwall and landscaped berm would be located on the eastern portion of the property. However, this wall would not have a break, as would the Proposed Project, instead it would extend the entire length of the eastern portion of the property.

This alternative includes the same proposed locations for the detention basins along the eastern property boundary. One extended detention basin and underground storage facility would be located within the project site to control surface water runoff to prevent increased volumes or velocities of stormwater during peak storm events.

The “P” Special Area Regulations Designator (which requires the preparation of a Planned Residential Development) would be retained and implemented through a MUP. A Major Use Permit (MUP04-024) has been added to the project applications for this alternative to:

1. Satisfy the proposed “P” Special Area Regulations Designator (the Pala Mesa PDP’s requirement for a Planned Residential Development);
2. Satisfy the site plan requirement per the “B” Special Area Regulations Designator for Design Review (*Interstate 15 [I-15] Corridor Scenic Preservation Guidelines*);
3. Establish setbacks per the “V” Setback Designator;
4. Allow for commonly maintained areas; and,
5. Provide architectural and site design details.

This alternative would require a major use permit and a tentative map. Unlike the Proposed Project, this alternative would not require a specific plan amendment. Also like the Proposed Project, the Reduced Footprint/Attached Housing Alternative includes a boundary adjustment with the fire station property.

5.3.2 Comparison of the Effects of the Reduced Footprint/Attached Housing Alternative to the Proposed Project

Traffic and Circulation

The Reduced Footprint/Attached Housing Alternative would have fewer traffic and circulation impacts as compared to the Proposed Project. The number of new residential units permitted would be 192 instead of 130, thereby resulting in slightly less residential traffic generated by the project (1,536 Average Daily Trips (ADT) instead of 1,560 ADT) using the standard SANDAG trip generation rate of 8 ADT per household for attached housing products. Impacts on SR-76 west of Old Highway 395 would be similar with this alternative because approximately the same number of cars would be traveling on the surrounding roadway network. Under this alternative, 24 ADT fewer would be generated by the proposed development. Therefore, potential traffic impacts to roadway segments operating at LOS F would remain significant with this alternative as compared to the Proposed Project. Because this project would access off of Pala Mesa Drive, the intersection of Pala Mesa Drive and Old Highway 395 would receive increased traffic volumes. Road improvements including the addition of left turn lanes at the intersection would be required. Because the number of ADT generated by this alternative is close to the Proposed Project, potential traffic impacts are considered similar.

Biological Resources

The Reduced Footprint/Attached Housing Alternative would increase the number of units by 110 over the Proposed Project. However, the development footprint would be reduced from 48.1 acres to 41.6 acres, a reduction of 6.5 acres. The proposed attached housing design would result in two-story attached units, allowing additional units to occur vertically, rather than increase the amount of land occupied by development. Table 5.3-1 provides a comparison in habitat impacts between this alternative and the Proposed Project. The most substantial reduction in habitat impact would be the reduction of the undisturbed coastal sage scrub. Potential impacts to this habitat are reduced from 15.7 acres to 2.42 acres, a reduction of 13.22 acres or 85%. Figure 5.3-4 illustrates the Reduced Footprint/Attached Housing Alternative design with the amount of impacts limits of impact shown.

Noise

Potential noise impacts would be similar to the Proposed Project. The elevations of the proposed housing units would be similar to those under the Proposed Project. The attached housing units and the single family housing units would both be two story in height. The floor elevation of the buildings would be similar as well, and both alternatives would be located a similar distance from Interstate 15. Both project designs include a combination landscaped berm and sound wall along the eastern property boundary to shield the property from offsite traffic noise. The design shown in the Reduced Footprint/Attached Housing Alternative would probably result in a slightly better outdoor noise environment because the sound wall would be one long continuous structure along the property. The Proposed Project design has a break in the sound wall where Mohegan Land is proposed to provide access onto Old Highway 395. The sound wall in the Reduced Footprint/Attached Housing Alternative

may provide better noise reduction, but overall, there would not be a substantial difference sound levels onsite.

Landform Alteration and Visual Quality

Landform and Alteration impacts would be similar to the Proposed Project under the Attached housing design. The Reduced Footprint/Attached Housing Alternative would involve about the same amount of grading with manufactured slopes of similar heights as the Proposed Project. The landscaping would be similar as well. The finished floor elevations of the proposed buildings would be approximately the same as would the overall height of the structures. Therefore potential impacts from Landform alternation and grading would be similar.

Land Use and Planning

The Reduced Footprint/Attached Housing Alternative would be consistent with applicable land use plans and zoning, as development of the site would occur under the current land use designations. No Specific Plan Amendment would be required. However, the proposed building styles on this alternative are substantially different than those of the surrounding neighborhoods. This alternative proposed buildings that are much larger in bulk and scale due to the sizes of the buildings. The buildings eight-plex buildings are approximately 200 feet long by 60 feet wide and the four-plex buildings are approximately 100 feet long and 60 feet wide. All of the buildings are two stories. These dimensions are substantially larger than the other developments in the area, particularly the Pala Mesa Villages neighborhood to the south and the Pala Mesa Fairways development on the north side of Pala Mesa Drive. The Pala Mesa Villages development consists of mostly one-story single-family homes. The Pala Mesa Fairways development to the north is mostly one-story duplex style homes. Existing development west of the project site consists mostly of single-family homes on estate-sized lots. The much larger multi-family buildings would be a substantial contrast to the character of the existing development. In this regard, the potential impacts to the existing community character would be greater under this alternative than the Proposed Project, which provides a row of single family homes along the southern property boundary to provide a physical and visual transition from the smaller single family homes adjacent to the project boundary on the south with the larger proposed development on the Proposed Project site. For this reason, potential land use impacts would be greater than the Proposed Project.

Geologic Resources

As discussed in Section 4.1.2, no impacts on geologic resources were identified. The Reduced Footprint/Attached Housing Alternative would not result in significant impacts on geologic resources. The amount of impervious surface on the site would be less with the Reduced Footprint/Attached Housing Alternative as compared to the project because it would have fewer residential units and less overall grading and site disturbance would be required. As such, potential impacts geological resources under this alternative would be similar to the Proposed Project.

Hydrology and Water Quality

As discussed in Section 4.1.3, the Proposed Project would not result in a significant impact on hydrology and water quality. This alternative includes the same proposed locations for the detention basins along the eastern property boundary, with one extended detention basin and underground storage facility located on-site to control surface water runoff and to prevent increased volumes or velocities of stormwater during peak storm events.

The amount of impervious surface on the subject site would be similar with the Reduced Footprint/Attached Housing Alternative as compared to the project. Although this alternative would decrease the overall development footprint and associated paved streets to provide access to the units, paved surface parking areas would be constructed to satisfy parking demands of the residents and guests. Parking for the residential units and the recreation area would be provided as off- street surface parking in front of the buildings. However, BMPs would be implemented to reduce potential impacts to water quality resulting from development of this alternative. Impacts to hydrology and water quality would be less than significant with this alternative. Therefore, impacts with this alternative would be similar to those of the Proposed Project.

Air Quality

As discussed in Section 4.1.4, the Proposed Project would not result in significant impacts to air quality. Because the Reduced Footprint/Attached Housing Alternative would generate approximately the same ADT as the Proposed Project, the potential for air quality emissions impacts is similar to the Proposed Project. Although the development footprint is smaller, the additional number of units would require approximately the same amount of the construction activities. Potential air quality impacts under this alternative are considered similar to the Proposed Project.

5.3.3 Rationale for Preference of Proposed Project over the Reduced Footprint/Attached Housing Alternative

This Reduced Footprint/Attached Housing Alternative would reduce potential significant impacts to biological resources due to the reduced project footprint. This alternative would also be consistent with the existing Specific Plan and a specific plan amendment would not be required. This alternative would be similar in impacts on traffic and air quality, with slightly reduced construction generated traffic and air impacts.

This alternative does not meet the project objectives of developing a single-family residential development that meets the demands of the current housing market, or of developing an alternative housing product within the Private Development Plan area that meets the needs of a changing community profile in the Pala Mesa neighborhood of the Fallbrook area. This alternative reduces the development footprint and consequently the impacts to sensitive natural habitats; however the Proposed Project does not result in significant impacts to biological resources. This alternative fails to meet the project objective to implement the PDP in a manner that is compatible with the existing development to the north, south, and east. The Reduced Footprint/Attached Housing Alternative proposes a building type that is substantially different than the other development types in the area. This alternative is

therefore rejected in favor of the Proposed Project because it fails to meet the project objectives relating to the type of development proposed for the site and would be incompatible with the existing single-family neighborhood to the south. The Reduced Footprint/Attached Housing Alternative is the next environmentally superior alternative after the No Project Alternative.

5.4 Analysis of the Modified Home Size Alternative

The Modified Home Size Alternative was created to provide an alternative project design that reflects a reduced housing size product that was described in the original Private Development Plan for the project site and the Pala Mesa area. The Modified Home Size Development was also designed to increase recreational space and amenities for the community. The impacts to biological resources, air quality and noise would be similar to the Proposed Project and the traffic impacts would be less than the Proposed Project.

5.4.1 Modified Home Size Alternative Description and Setting

The Modified Home Size Alternative proposes single-family residential development on approximately 48.1 acres of the 84.6-acre site. The Modified Home Size Alternative footprint is the same as the Proposed Project. A conceptual site plan of the Modified Home Size Alternative development is shown in Figure 5.4-1. The alternative involves subdividing the property to develop single-family dwelling units consistent with the single-family units as would occur with the Proposed Project.

The Modified Home Size Alternative proposes to reduce the number of housing units by six to 124 units and reduces the square footage of the larger homes. The largest floor plan, Plan Four, a two story 3,810 square foot design, was removed from the proposed mix of homes. Additionally, the number of one-story homes was increased from 40 homes to 55 homes (30% to 44%). This alternative was proposed to reduce the average homes size and to provide more single story homes to transition for the Pala Mesa Village Development to the south. With the reduction of six dwelling units, the amount of recreational park space is increased 1.6 acres from 2.3 acres to 3.9 acres. The increased open space allows for increased recreational amenities such as a clubhouse by the pool and a putting green. This alternative addresses comments by the public regarding the proposed homes sizes being too large for the surrounding community and comments on the project not having enough recreational amenities. This alternative incrementally reduces the number of traffic trips by 72 ADT per day, however; traffic impacts are still considered significant and the same traffic mitigation is required as the Proposed Project. The development footprint of this alternative is the same as the Proposed Project. Like the Proposed Project, this alternative would require an amendment to the Specific Plan to remove the restriction to having a majority of the homes having two bedrooms and to allow single-family residences. Like the Proposed Project, a rezone would be required to change the zoning to S88 to be consistent with the Specific Plan (21) General Plan designation.

Similar to the Proposed Project, the main access into and out of the project would be from Mohegan Lane. Secondary access would be through Via De Todos Santos on the south side of the project site. The proposed roads within the property would be private. The Modified

Home Size Alternative would have the same frontage improvement requirements along Pala Mesa Drive and Old Highway 395 as the Proposed Project.

Similar to the Proposed Project, a soundwall and landscaped berm would be located on the eastern portion of the property. The wall would extend the entire length of the eastern portion of the property and have a break for an access route into the project, as would the Proposed Project.

This alternative includes the same proposed locations for the detention basins along the eastern property boundary. One extended detention basin and underground storage facility would be located within the project site to control surface water runoff to prevent increased volumes or velocities of stormwater during peak storm events.

Like the Proposed Project, the “P” Special Area Regulations Designator (which requires the preparation of a Planned Residential Development) would be retained and implemented through a MUP. A Major Use Permit (MUP04-024) has been added to the project applications for this alternative to:

1. Satisfy the proposed “P” Special Area Regulations Designator (the Pala Mesa PDP’s requirement for a Planned Residential Development);
2. Satisfy the site plan requirement per the “B” Special Area Regulations Designator for Design Review (*Interstate 15 [I-15] Corridor Scenic Preservation Guidelines*);
3. Establish setbacks per the “V” Setback Designator;
4. Allow for commonly maintained areas; and,
5. Provide architectural and site design details.

This alternative would require approval of a Major Use Permit and a Tentative Map. A Specific Plan Amendment (SPA) would be required to eliminate the restrictions for mostly two bedroom homes and attached housing. This alternative would reclassify the existing zoning designations to S-88 to make the property’s zoning consistent with current County of San Diego zoning practices. Also like the Proposed Project, the Modified Home Size Alternative includes a boundary adjustment with the fire station property.

5.4.2 Comparison of the Effects of the Modified Home Size Alternative to the Proposed Project

Traffic and Circulation

The Modified Home Size Alternative would have fewer traffic and circulation impacts as compared to the Proposed Project. The number of new residential units proposed would be 124 instead of 130. As a single-family residential development, the project has a similar traffic generation rate as the Proposed Project, however this alternative would result in 72 fewer trips (1,488 Average Daily Trips (ADT) instead of 1,560 ADT) using the SANDAG standard of 12 ADT per household. Impacts on SR-76 west of Old Highway 395 would be similar with this alternative because approximately the same number of cars would be traveling on the surrounding roadway network. Therefore, potential traffic impacts to

roadway segments operating at LOS F would remain significant with this alternative when compared to the Proposed Project.

Biological Resources

The Modified Home Size Alternative would decrease the number of units by 6 over the Proposed Project. However, the development footprint would stay the same (48.1 acres). The proposed attached Modified Home Size design would result in one and two-story single-family units with similar floor plans than the Proposed Project. There was not a substantial reduction in habitat impact reduction of the undisturbed coastal sage scrub since the project footprint remained the same. The same mitigation measures for the Proposed Project would apply to this alternative.

Noise

Potential noise impacts would be similar to the Proposed Project. The architectural designs of the proposed housing units would be similar to those under the Proposed Project. The single family housing units would be one- and two-stories in height. The floor elevation of the buildings would be similar as well, and both alternatives would be located a similar distance from Interstate 15. Both project designs include a combination landscaped berm and sound wall along the eastern property boundary to shield the property from offsite traffic noise. The Modified Home Size Alternative includes interior sound walls to reduce traffic noise at the home sites. The design of the Modified Home Size Alternative may provide a better noise reduction for the homes due to the useable open space areas that create a land use buffer between Hwy 395 and the nearest homes. Potential impacts from offsite traffic noise are similar with this alternative because the pad elevations interior noise wall design, the exterior berm and noise walls are similar to the Proposed Project.

Landform Alteration and Visual Quality

Landform Alteration impacts would be similar to the Proposed Project under the Modified Home Size Alternative housing design because both involve about the same amount of grading with manufactured slopes of similar heights. Visual quality impacts also would be similar because both have a mixture of one and two story homes. The landscaping would be similar as well. The finished floor elevations of the proposed buildings would be approximately the same as would the overall height of the structures. Therefore potential impacts would be essentially the same as the Proposed Project.

Land Use and Planning

This alternative proposes buildings that are similar in size and scale and range in area from 2,824 SF to 3,575 SF on lots with an average of more than 7,000 square feet in size. This alternative provides for similar backyard open space as the project. Some of the buildings are two stories while others are one story. These dimensions are slightly larger than the other developments in the area, particularly the Pala Mesa Villages neighborhood to the south and the Pala Mesa Fairways development on the north side of Pala Mesa Drive. The Pala Mesa Villages development consists of mostly one-story single-family homes. The Pala Mesa Fairways development to the north is mostly one-story duplex style homes. Existing

development west of the project site consists mostly of single-family homes on estate-sized lots. The Modified Home Size Alternative would be consistent with the surrounding developments' character. This alternative proposes the elimination of the largest home size to reduce the maximum difference in total square footage between the proposed homes and the existing homes in the surrounding area. The elimination of the largest home size reduced the average home size from 3,275 square feet to 3,141 square feet. In addition to the reduction average home size, the average lot size was reduced from 7,917 square feet to 7,407 square feet with this alternative. Furthermore, the reduction of six units provide for a 1.6-acre increase in recreational area compared to the Proposed Project. The increased recreational area allows for the addition of a neighborhood clubhouse by the pool, a putting green, a tot lot and an increase in flat areas for passive recreational uses. The Modified Home Size Alternative incrementally contributes to the transition from a smaller detached single-family home outside of the PDP to the south to duplex style attached homes within the PDP to the north. Similar to the Proposed Project, potential impacts to Land Use and Planning remain less than significant.

Geologic Resources

As discussed in Section 4.1.2, no impacts on geologic resources were identified. The Modified Home Size Alternative would not result in significant changes in grading quantities that would increase the risk in geologic hazards. As such, potential impacts geological resources under this alternative would be similar to the Proposed Project.

Hydrology and Water Quality

As discussed in Section 4.1.3, the Proposed Project would not result in a significant impact on hydrology and water quality. This alternative includes the same proposed locations for the detention basins along the eastern property boundary, with one extended detention basin and underground storage facility located on-site to control surface water runoff and to prevent increased volumes or velocities of stormwater during peak storm events.

The amount of impervious surface on the subject site would be less with the Modified Home Size Alternative as compared to the project. Parking for the residential units and the recreation area would be provided as off- street surface parking in front of the buildings. However, BMPs would be implemented to reduce potential impacts to water quality resulting from development of this alternative. Impacts to hydrology and water quality would be less than significant with this alternative. Therefore, impacts with this alternative would be similar to those of the Proposed Project.

Air Quality

As discussed in Section 4.1.4, the Proposed Project would not result in significant impacts on air quality. However, the Modified Home Size Alternative would generate less vehicle trips, thereby incrementally reducing the air quality impact from additional cars driving on the roads emitting air emissions. The development footprint for the Modified Home Size Alternative is consistent with the Proposed Project and therefore, potential impacts are similar to the Proposed Project and would require approximately the same amount of the construction activities.

5.4.3 Rationale for Preference of Proposed Project over the Modified Home Size Alternative

This Modified Home Size Alternative would incrementally reduce potentially significant impacts to traffic and air quality due to the reduced traffic impacts due to a reduced number of units associated with the single-family development.

This alternative does meet the project objectives of developing a single-family residential development that meets the demands of the current housing market, and developing of an alternative housing product within the Private Development Plan area that meets the needs of a changing community profile in the Pala Mesa neighborhood in Fallbrook. This alternative has the development footprint and consequently has the same impacts to biological resources. The Modified Home Size Alternative proposes a building type that is similar to other existing developments within the surrounding area. The modified home size is a feasible project. This alternative would be supported by the project applicant and should not be rejected from further consideration.

5.5 Analysis of the Duplex Housing Alternative

The Duplex Housing Alternative was created to provide an alternative project design that reflects a housing product that was generally described in the original Private Development Plan for the Pala Mesa area.

5.5.1 Duplex Housing Alternative Description and Setting

The Duplex Housing Alternative proposes an attached residential development on approximately 48.1 acres of the 84.6-acre site. The Duplex Housing Alternative footprint is the same as the Proposed Project. A conceptual site plan of the Duplex Housing Alternative is shown in Figure 5.5-1. The alternative involves subdividing the property to develop duplex attached dwelling units, as opposed to single-family units as would occur with the Proposed Project. The alternative proposes condominium-type development of 82 Duplex buildings over 11 lots.

The Duplex Housing Alternative proposes 164 duplex housing units. The units are a mix of one and two story homes that are attached with two units per building. Twenty-two units are single story (13%) including all of the units along the southern property boundary. The home sizes range from 1,677 square feet to 2,034 square feet. The project design increases the recreational areas to 5.4 gross acres. The Duplex Housing Alternative was proposed to provide an alternative with homes that more similar in design to the Pala Mesa Fairways development to the north. The development footprint is the same as the Proposed Project. The duplex units would generate 248 fewer trips than the Proposed Project, however traffic impacts are still considered significant. Like the Proposed Project, this alternative would require an amendment to the Specific Plan to remove the restriction to having a majority of the homes having two bedrooms. Like, the Proposed Project a rezone would be required to change the zoning to S88 to be consistent with the Specific Plan (21) General Plan designation. The alternative proposes private internal streets. Parking for the residential units and the recreation area would be provided as off street surface parking in front of the buildings, as well as individual 2-car garages. The parking spaces required for this design

would be 379 spaces. Residential garage parking would account for 328 parking spaces, which would be located within the proposed garages, guest spaces would account for 34 parking spaces, and the recreational area would account for 17 parking spaces. The result is a smaller square foot building size and a reduced backyard size but the same size overall development footprint as the Proposed Project.

The main access into and out of the project would be moved to the north to take access off of Quiet Ridge Lane. Secondary access would be through Via Alimonte on the south side of the project site. The proposed roads within the property would be private. The Duplex Housing Alternative would have the same frontage improvement requirements along Pala Mesa Drive and Old Highway 395 as the Proposed Project.

Similar to the Proposed Project, a soundwall and landscaped berm would be located on the eastern portion of the property. The wall would extend the entire length of the eastern portion of the property and have a break for an access route into the Project, as would the Proposed Project.

This alternative includes the same proposed locations for the detention basins along the eastern property boundary. One extended detention basin and underground storage facility would be located within the project site to control surface water runoff to prevent increased volumes or velocities of stormwater during peak storm events.

Like the Proposed Project, the “P” Special Area Regulations Designator (which requires the preparation of a Planned Residential Development) would be retained and implemented through a MUP. A Major Use Permit (MUP04-024) has been added to the project applications for this alternative to:

1. Satisfy the proposed “P” Special Area Regulations Designator (the Pala Mesa PDP’s requirement for a Planned Residential Development);
2. Satisfy the site plan requirement per the “B” Special Area Regulations Designator for Design Review (*Interstate 15 [I-15] Corridor Scenic Preservation Guidelines*);
3. Establish setbacks per the “V” Setback Designator;
4. Allow for commonly maintained areas; and,
5. Provide architectural and site design details.

This alternative would require a major use permit and a tentative map. A Specific Plan Amendment (SPA) would be required to eliminate the restriction for mostly two bedroom homes. This alternative would reclassify the existing zoning designations to S-88 to make the property’s zoning consistent with current County of San Diego zoning practices. Also like the Proposed Project, the Duplex Housing Alternative includes a boundary adjustment with the fire station property.

5.5.2 Comparison of the Effects of the Duplex Housing Alternative to the Proposed Project

Traffic and Circulation

The Duplex Housing Alternative would have fewer traffic and circulation impacts as compared to the Proposed Project. The number of new residential units permitted would be 164 instead of 130. However, as a multi-family residential development, the project has a lower traffic generation rate than typical single-family product, this would result in 248 fewer trips (1,312 Average Daily Trips (ADT) instead of 1,560 ADT) using the SANDAG standard of 8 ADT per household for attached housing products. While the Duplex Housing Alternative would provide a lower residential density than studied by SANDAG in determining the trip rate, the condominium rate is appropriate for this alternative, given the characteristics of the land use being proposed (i.e., attached units, rather than detached units). The duplex housing product would likely appeal to households with lower trip-making potential (i.e., single-person households, smaller families, and “empty-nesters”) than typical single-family products, and would provide attached, rather than detached units.

Impacts on SR-76 west of Old Highway 395 would be incrementally less with this alternative but traffic impacts would remain significant on roadway segments currently operating at LOS F. Therefore, potential traffic impacts to roadway segments operating at LOS F would remain significant with this alternative as compared to the Proposed Project. The Duplex Housing Alternative would provide 164 multi-family residences (i.e., two-unit (duplex) residences) on 84.6 gross acres. If the biological open space area is deducted from the total, the residential density of this alternative would be 3.4 dwelling units per acre. Similar to the Proposed Project, a left turn lane off Old Highway 395 into the project site would be required. The same mitigation measure required for the Proposed Project would be required for this alternative.

Biological Resources

The Duplex Housing Alternative would increase the number of units by 34 over the Proposed Project. However, the development footprint would stay the same (48.1 acres). The same mitigation measures required for the Proposed Project would be required for this alternative.

Noise

Potential noise impacts would be similar to the Proposed Project. The building pad elevations of the proposed housing units would be similar to those under the Proposed Project. The proposed homes would be located a similar distance from Interstate 15 as the Proposed Project. Both project designs include a combination landscaped berm and sound wall along the eastern property boundary to shield the property from offsite traffic noise. The Duplex Housing Alternative includes interior sound walls to reduce traffic noise at the home sites. The design of the Duplex Housing Alternative may provide a better noise reduction for the homes due to the useable open space areas that create a land use buffer between Old Highway 395 and the nearest homes. Potential impacts from offsite traffic noise are similar with this alternative because the pad elevations; interior noise wall design, and the exterior berm and noise walls are similar to the Proposed Project. The noise mitigation measures

would be approximately the same but would require modification to reflect different lot numbers.

Landform Alteration and Visual Quality

Because the Proposed Project includes a mixture of one and two story homes, landform alteration and visual quality impacts under this alternative would be similar to the Proposed Project. The Duplex Housing Alternative would involve approximately the same amount of grading with manufactured slopes of similar heights as the Proposed Project. The proposed landscaping would be similar as well. Visual simulations have been prepared and demonstrate that visual impacts would not be significantly different than the Proposed Project (Figures 5.5-6 through 5.5-8). The finished floor elevations of the proposed buildings would be approximately the same as the Proposed Project. Therefore potential impacts from landform alteration and grading would be similar. Mitigation measures would be the same as the Proposed Project.

Land Use and Planning

This alternative proposes attached homes that are smaller in size and scale and range in area from 1,677 SF to 2,034 SF. Some of the buildings are two stories while others are one story. These dimensions are consistent with the other developments in the area, particularly the Pala Mesa Villages neighborhood to the south and the Pala Mesa Fairways development on the north side of Pala Mesa Drive. The Pala Mesa Villages development consists of mostly one-story single-family homes. The Pala Mesa Fairways development to the north is mostly one-story duplex style homes. Existing development west of the project site consists mostly of single-family homes on estate-sized lots. The Duplex Housing Alternative would provide a housing type that would transition from the detached housing in the south to the attached houses in the north. This alternative would continue to provide a row of single story homes along the southern boundary. The row of single story homes provides a physical and visual transition from the smaller single-family homes adjacent to the project boundary on the south with the larger proposed development on the Proposed Project site.

This alternative proposes more useable open space for recreational uses than the Proposed Project. The Duplex Housing Alternative more than doubles the recreational area with 5.4 acres. The increased open space allows for more recreational amenities such as a pool clubhouse, level park areas for passive recreational uses, tot lots, a putting green, a larger pocket park and some hard court areas.

The proposed attached housing units and increased recreational areas are consistent with the existing development in the surrounding area. Similar to the Proposed Project, potential impacts to land use and planning remain less than significant with the Duplex Housing Alternative.

Geologic Resources

As discussed in Section 4.1.2, no impacts on geologic resources were identified. The Duplex Housing Alternative would not result in significant changes in grading quantities that would

increase the risk in geologic hazards. As such, potential impacts geological resources under this alternative would be similar to the Proposed Project.

Hydrology and Water Quality

As discussed in Section 4.1.3, the Proposed Project would not result in a significant impact on hydrology and water quality. This alternative includes the same proposed locations for the detention basins along the eastern property boundary, with one extended detention basin and underground storage facility located on-site to control surface water runoff and to prevent increased volumes or velocities of stormwater during peak storm events.

The amount of impervious surface on the subject site would be less with the Duplex Housing Alternative as compared to the project. Parking for the residential units and the recreation area would be provided as off- street surface parking in front of the buildings. However, BMPs would be implemented to reduce potential impacts to water quality resulting from development of this alternative. Impacts to hydrology and water quality would be less than significant with this alternative. Therefore, impacts with this alternative would be similar to those of the Proposed Project.

Air Quality

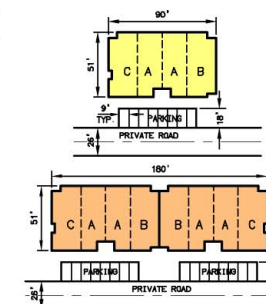
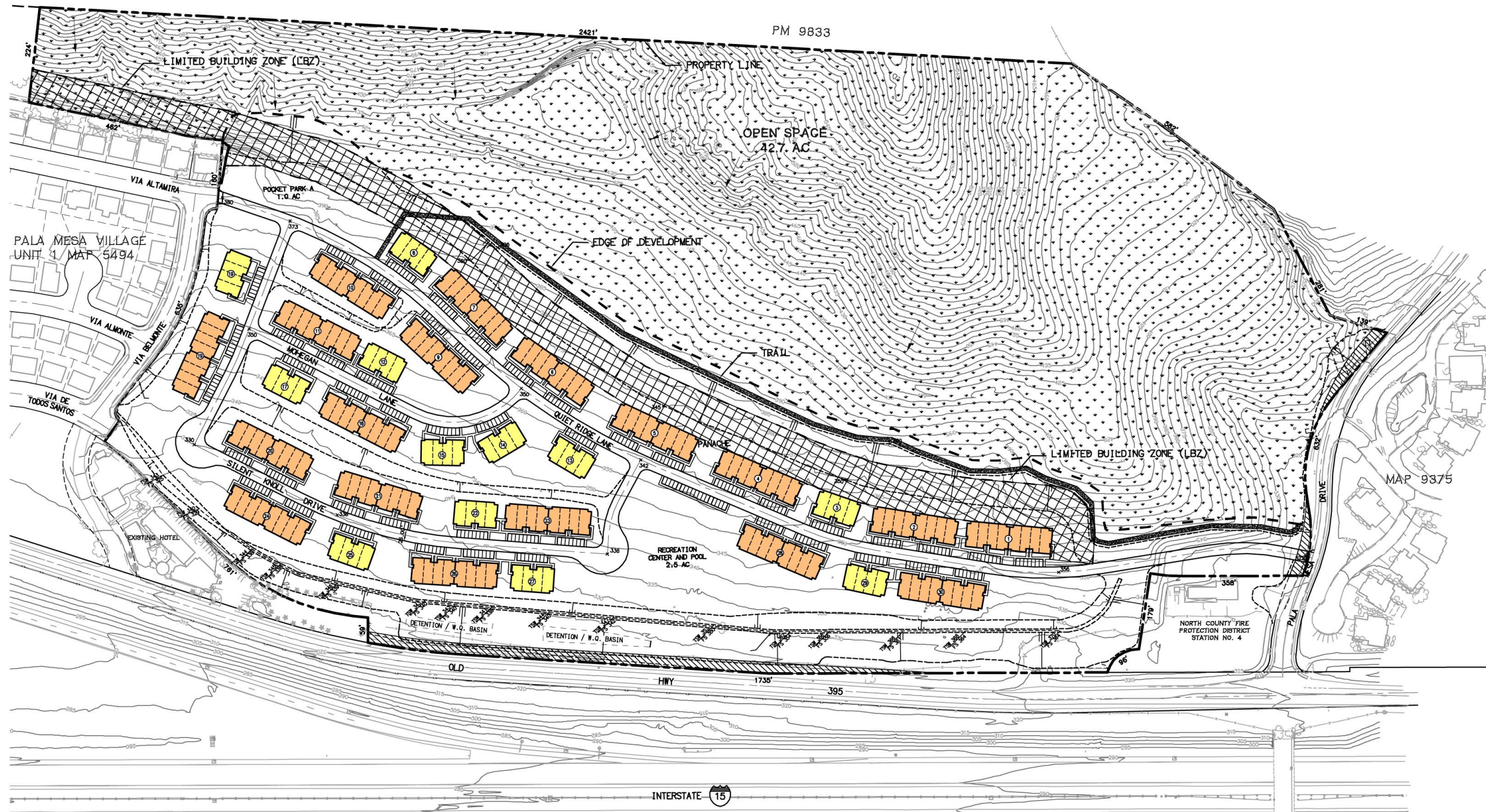
As discussed in Section 4.1.4, the Proposed Project would not result in significant impacts on air quality. However, the Duplex Housing Alternative would generate less vehicle trips, thereby incrementally reducing the air quality impact from additional cars driving on the roads emitting air emissions. The development footprint for the Duplex Housing Alternative is consistent with the Proposed Project and therefore, potential impacts are similar to the Proposed Project and would require approximately the same amount of the construction activities.

5.5.3 Rationale for Preference of Proposed Project over the Duplex Housing Alternative

The Duplex Housing Alternative would incrementally reduce potentially significant impacts to traffic and air quality due to the reduced traffic impacts associated with a multi-family development.

This alternative does not meet the project objectives of developing a single-family residential development that meets the demands of the current housing market, or of developing an alternative housing product within the Private Development Plan area that meets the needs of a changing community profile in the Pala Mesa neighborhood in Fallbrook. This alternative has the development footprint as the Proposed Project, and consequently the same impacts to sensitive biological resources. The Duplex Housing Alternative proposes an attached building type that is similar to other existing developments to the north within the PDP, but a different housing type from the existing development to the south. While the Duplex Housing Alternative does not meet all the project objectives, it meets enough objectives to make the project feasible. This alternative would be supported by the project applicant and should not be rejected from further consideration.

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MINIMUM BUILDING SETBACK

N.T.S.
20' BUILDING TO BUILDING
UNIT MIX / TYPE
96 A - 2 BEDROOM, 1,937 S.F.
48 B - 3 BEDROOM, 2,066 S.F.
48 C - 3 BEDROOM, 2,277 S.F.
192 TOTAL UNITS

BUILDING SUMMARY

12 - 4 PLEX BLDGS = 48 DU
18 - 3 PLEX BLDGS = 144 DU
TOTAL = 192 DU

PARKING SUMMARY

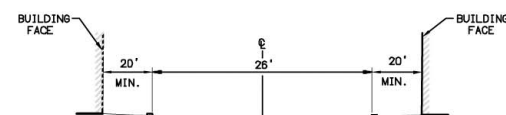
RESIDENTIAL REQUIRED = 320
GUEST REQUIRED = 38
REC. AREA = 24
TOTAL REQUIRED = 382
TOTAL PROVIDED = 382

LEGEND:

SUBDIVISION BOUNDARY
LOT LINE
EXISTING CONTOUR
2:1 SLOPE (OUT/FILL SLOPE)
(UNLESS OTHERWISE NOTED)
SOUND WALL
BUILDING NUMBER
PROPOSED PEDESTRIAN TRAIL
WATER QUALITY BASIN
AREA TO BE DEDICATED FOR
PUBLIC RIGHT OF WAY

COMMON MAINTAINED AREAS:

NATURAL OPEN SPACE
FUEL MANAGEMENT ZONE



PRIVATE DRIVEWAY SECTION

N.T.S.

NOTES

- GROSS AREA: 84.6 ACRES
- DEVELOPMENT NET AREA: 41.9 ACRES
- TOTAL NUMBER OF LOTS: 1
CONTAINING: 192 RESIDENTIAL UNITS, 1 RECREATIONAL AREA, 1 POCKET PARK
AND 42.7 AC NATURAL OPEN SPACE EASEMENT
- TOTAL NUMBER OF DWELLING UNITS: 192
- PROPOSED DENSITY: 4.6 DU/NET ACRE
- NO UNIT PHASING PROPOSED
- PRIVATE STREETS ARE PROPOSED
- ALL BUILDINGS ARE TWO STORIES
- COVERED PARKING PROVIDED
- MAXIMUM CUT SLOPE: 2 TO 1; 20' (BEHIND BUILDING 2 & 3)
MAXIMUM FILL SLOPE: 2 TO 1; 36' (THE NORTHERN PORTION OF THE EARTHEN BERM)
- TOPOGRAPHIC SOURCE: VERTICAL MAPPING, FLOWN 10/23/2004
- TOTAL OPEN SPACE:
REQUIRED: 33.8 ACRES (40% OF NET SITE)
PROVIDED: 66.7 ACRES (78.8% OF NET SITE)
- TOTAL USEABLE OPEN SPACE:
REQUIRED: 16.9 ACRES (20% OF NET SITE)
PROVIDED: 17.2 ACRES (20.3% OF NET SITE)

LEGAL DESCRIPTION

BEING A PORTION OF MONSERATE RANCHO, IN THE COUNTY OF
SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP
THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER
OF SAN DIEGO, IN BOOK 1, PAGE 109 OF PATENTS.

ASSESSOR PARCEL NUMBERS

125-050-53 125-050-59 125-050-63 (POR)

OWNER

BEAZER HOMES HOLDINGS CORP., A DELAWARE CORPORATION
1800 EAST IMPERIAL HWY., SUITE 200
BREA, CA 92821
(714) 672-7017

Placeholder Page

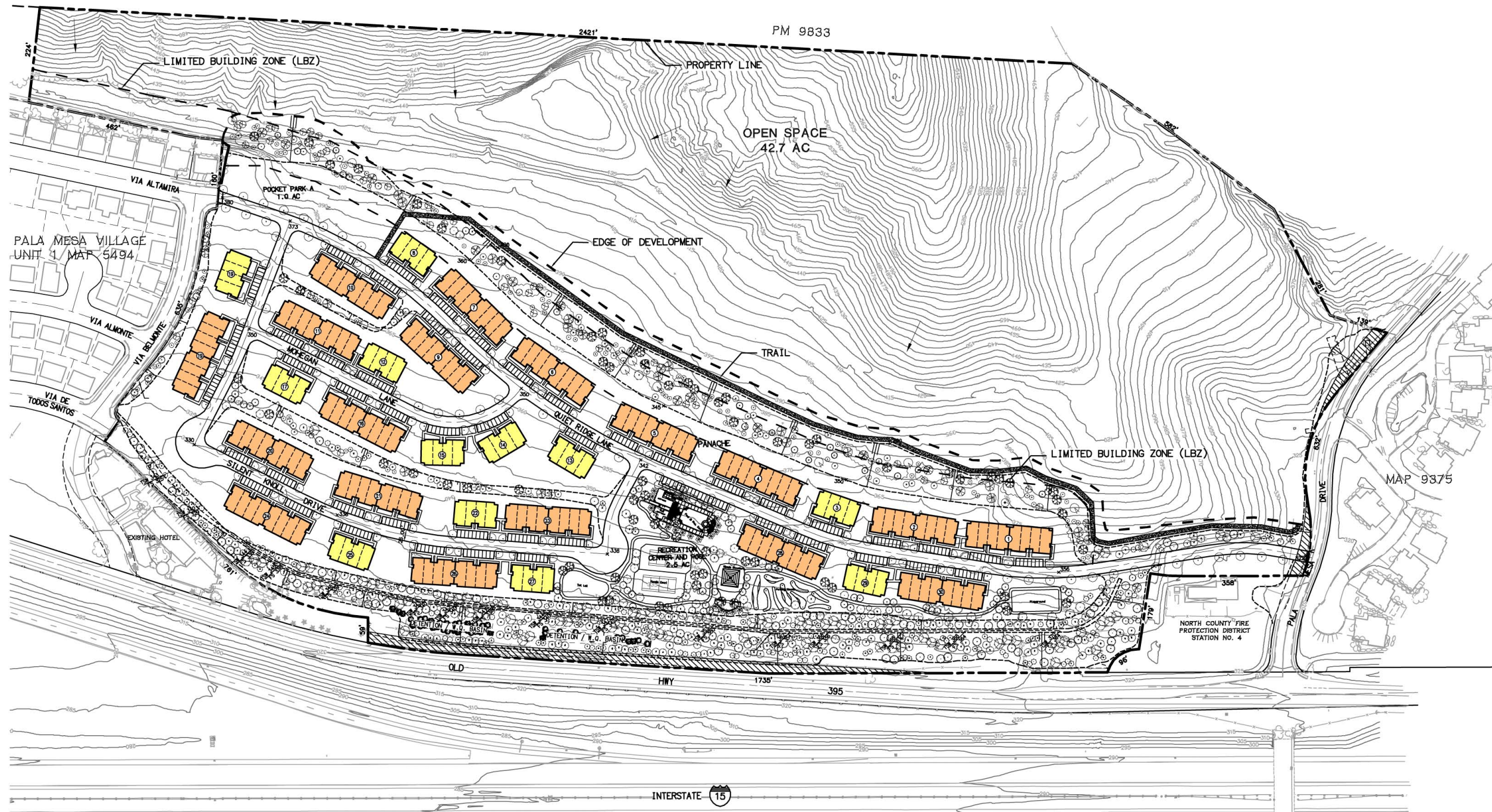


4 PLEX - TYPICAL



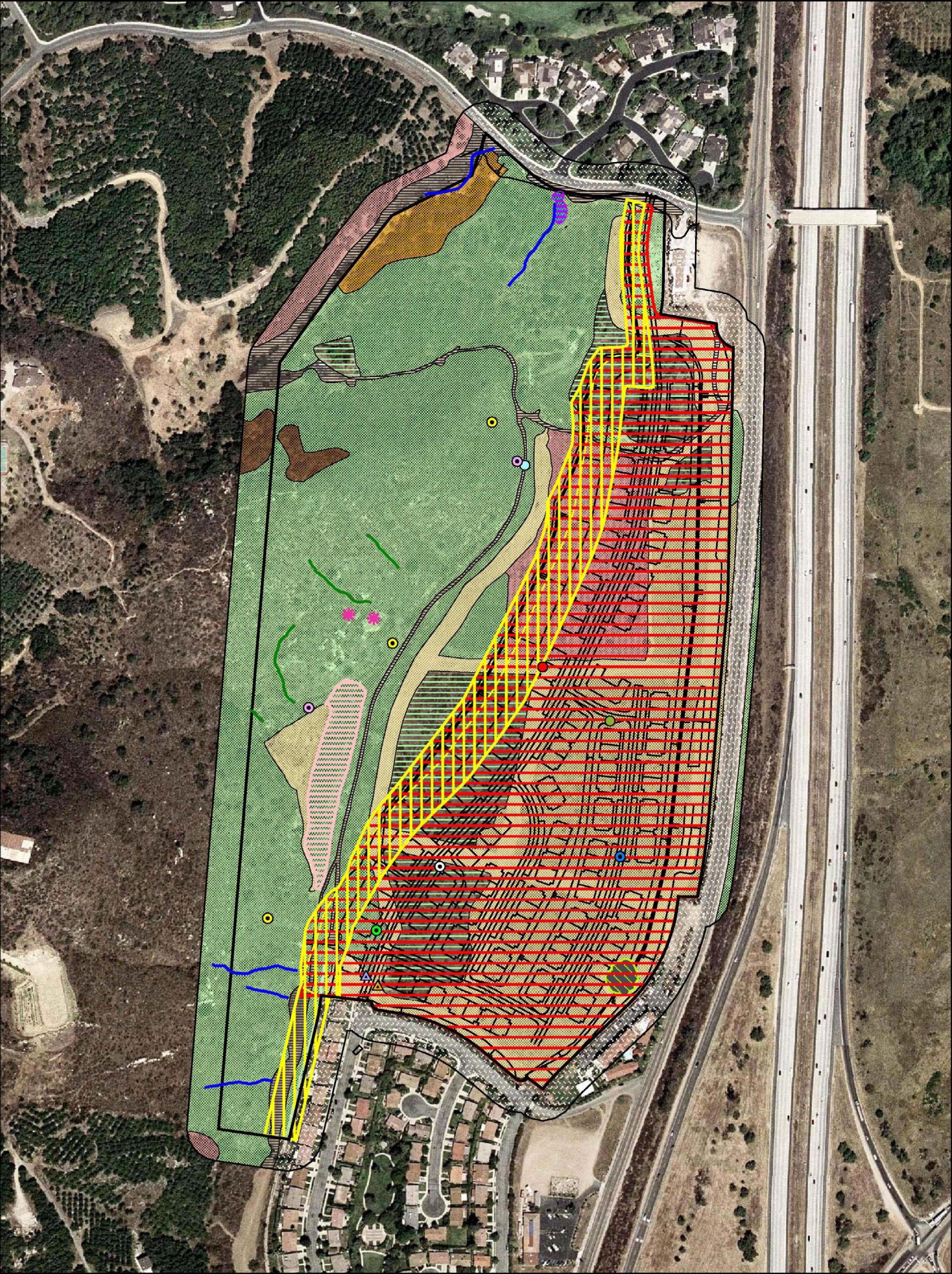
8 PLEX - TYPICAL

Placeholder Page



LEGEND:		
	Building Footprint	Building Footprint
	Open Space	Open Space
	Trail	Trail
	Limited Building Zone (LBZ)	Limited Building Zone (LBZ)
	Property Line	Property Line
	Edge of Development	Edge of Development
	Pocket Park-A	Pocket Park-A
	Recreation Center and Park	Recreation Center and Park
	North County Fire Protection District Station No. 4	North County Fire Protection District Station No. 4
	Interstate 15	Interstate 15
	Via Altamira	Via Altamira
	Via Almonte	Via Almonte
	Via de Todos Santos	Via de Todos Santos
	Existing Hotel	Existing Hotel
	Quiet Ride Lane	Quiet Ride Lane
	Panache	Panache
	Old Hwy	Old Hwy
	Highway 1735	Highway 1735
	Highway 395	Highway 395
	Palmdale Drive	Palmdale Drive
	North County Fire Protection District Station No. 4	North County Fire Protection District Station No. 4
	Pala Mesa Village Unit 1 Map 5494	Pala Mesa Village Unit 1 Map 5494
	Map 9375	Map 9375
	PM 9833	PM 9833
	2421	2421
	462	462
	373	373
	330	330
	315	315
	305	305
	295	295
	285	285
	275	275
	265	265
	255	255
	245	245
	235	235
	225	225
	215	215
	205	205
	195	195
	185	185
	175	175
	165	165
	155	155
	145	145
	135	135
	125	125
	115	115
	105	105
	95	95
	85	85
	75	75
	65	65
	55	55
	45	45
	35	35
	25	25
	15	15
	5	5
	0	0

Placeholder Page



- Project location
- Project impacts
- Temporary project impacts
- Brush Management Zone

- Vegetation communities**
- Diegan coastal sage scrub
 - Disturbed diegan coastal sage scrub
 - Southern willow scrub
 - Coast live oak woodland
 - Engelmann oak woodland
 - Non-native grassland
 - Orchard
 - Disturbed
 - Developed

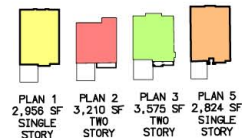
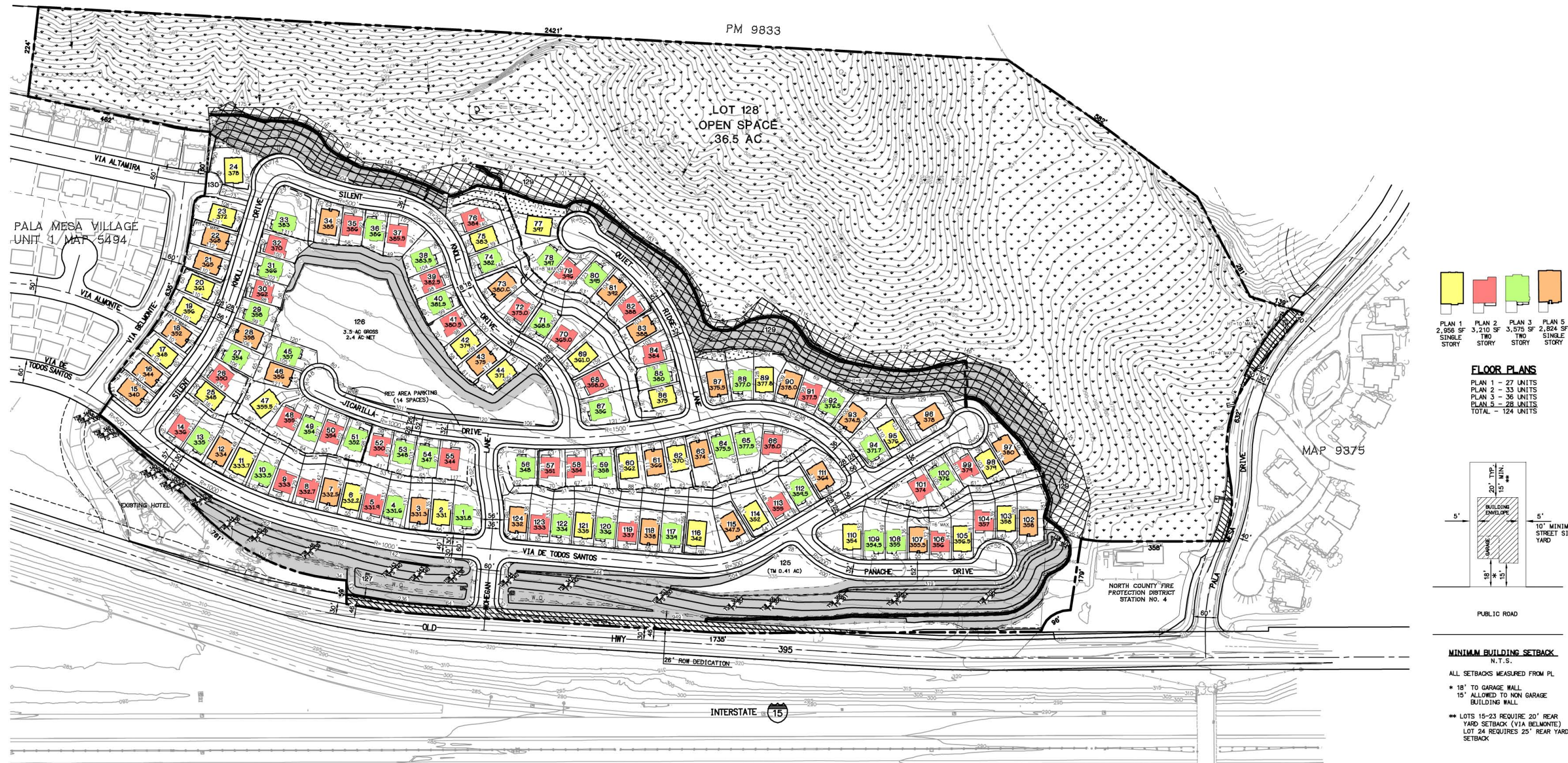
- Sensitive species**
- Belding's orange-throated whiptail
 - Cactus wren
 - Coastal California gnatcatcher (2004 observations)
 - Coastal western whiptail
 - Cooper's hawk
 - Loggerhead shrike
 - Northern harrier
 - Prostrate spineflower
 - Red-shouldered hawk
 - Southern California rufous-crowned sparrow
 - Western spadefoot toad
 - White-tailed kite

- Jurisdictional areas**
- Coast live oak (55" dbh)
 - Non-wetland waters of the U.S.
 - Isolated non-wetland waters
 - Southern willow scrub (riparian habitat)

0 Feet 300 N

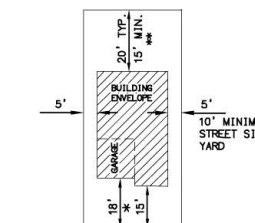
Source:
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FLOOR PLANS

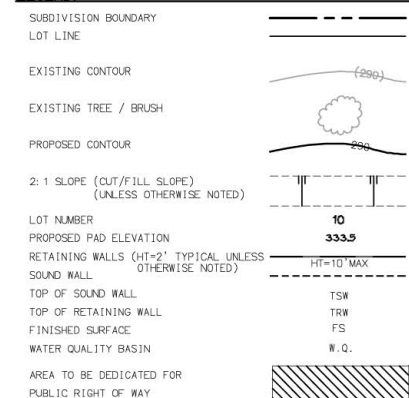
PLAN 1 - 27 UNITS
PLAN 2 - 33 UNITS
PLAN 3 - 36 UNITS
PLAN 5 - 28 UNITS
TOTAL - 124 UNITS



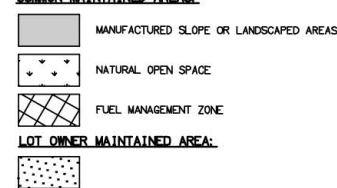
MINIMUM BUILDING SETBACK

N.T.S.
ALL SETBACKS MEASURED FROM PL.
* 18' TO GARAGE WALL
15' ALLOWED TO NON GARAGE BUILDING WALL
** LOTS 15-23 REQUIRE 20' REAR YARD SETBACK (VIA BELMONTE)
LOT 24 REQUIRES 25' REAR YARD SETBACK

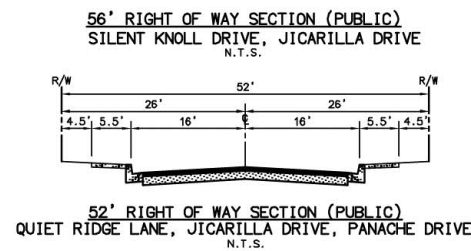
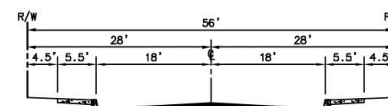
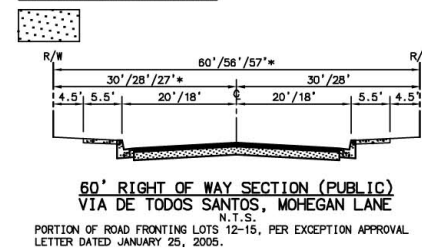
LEGEND:



COMMON MAINTAINED AREAS:



LOT OWNER MAINTAINED AREA:



NOTES

- GROSS AREA: 84.6 ACRES
- NET AREA: 73.9 ACRES (GROSS MINUS 10.7 ACRES FOR PROPOSED PUBLIC RIGHT OF WAY)
- MINIMUM LOT SIZE: 5,500 S.F.
- TOTAL NUMBER OF LOTS: 130
LOTS 1-124 ARE FOR RESIDENTIAL USE
LOT 125 POCKET PARK / DETENTION AND WATER QUALITY BASIN
LOT 126 NEIGHBORHOOD PARK
LOT 127 LANDSCAPE / DETENTION AND WATER QUALITY BASIN
LOT 128 NATURAL OPEN SPACE TO COUNTY OF SAN DIEGO
LOT 129 HOA FUEL MANAGEMENT ZONE LOT INCLUDING SLOPE GRADING, DRAINAGE DITCH AND PRIVATE TRAIL
LOT 130 HOA OPEN SPACE WITH PEDESTRIAN ACCESS
- TOPOGRAPHIC SOURCE: VERTICAL MAPPING, FLOWN 10/23/2004.
- ASSOCIATED REQUESTS: SPECIFIC PLAN AMENDMENT SPA 99-005; REZONE R99-020; TENTATIVE MAP TM5187RPLB; ENV. LOG NO. 89-08-028A; BOUNDARY ADJUSTMENT BA02-0154
- SEE SHEET 2 OF 17 FOR WALL PLAN.
- THE APPROVAL OF THIS MAJOR USE PERMIT (MUP) AUTHORIZES THE FOLLOWING:
- IDENTIFIES COMMON AREAS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- MINIMUM BUILDING SETBACKS AS SHOWN PURSUANT TO THE "V" SETBACK DESIGNATOR AND THE PALA MESA HIGHLANDS SPECIFIC PLAN AMENDMENT SPA 99-005.
- THIS MUP SATISFIES SITE PLAN REQUIREMENTS FOR "B" AND "P" SPECIAL AREA REGULATION DESIGNATORS.
- TOTAL OPEN SPACE WITHIN DEVELOPMENT ENVELOPE - EXCLUDES PUBLIC STREETS PER CODE
(NET SITE AREA 73.9 ACRES)
REQUIRED: 29.7 ACRES (40%)
PROVIDED: 68.1 ACRES (91.8%)
- TOTAL USABLE OPEN SPACE:
PER CODE
(NET SITE AREA 73.9 ACRES)
REQUIRED: 14.8 ACRES (20%)
PROVIDED: 17.0 ACRES (23%)
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
- ACCESSORY STRUCTURES - ALL ACCESSORY STRUCTURES, THEIR USES AND LOCATIONS WILL BE REGULATED BY ZONING ORDINANCE SECTION 6150, ACCESSORY USE REGULATIONS.
- SETBACK ENCROACHMENT AND EXCEPTIONS - ALL ENCROACHMENT AND EXCEPTIONS INTO REQUIRED YARDS WILL BE REGULATED BY ZONING ORDINANCE SECTION 4800, SETBACK REGULATIONS.

LEGAL DESCRIPTION

BEING A PORTION OF MONSIEUR RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, IN BOOK 1, PAGE 109 OF PATENTS.

ASSESSOR PARCEL NUMBERS

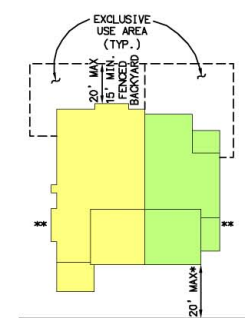
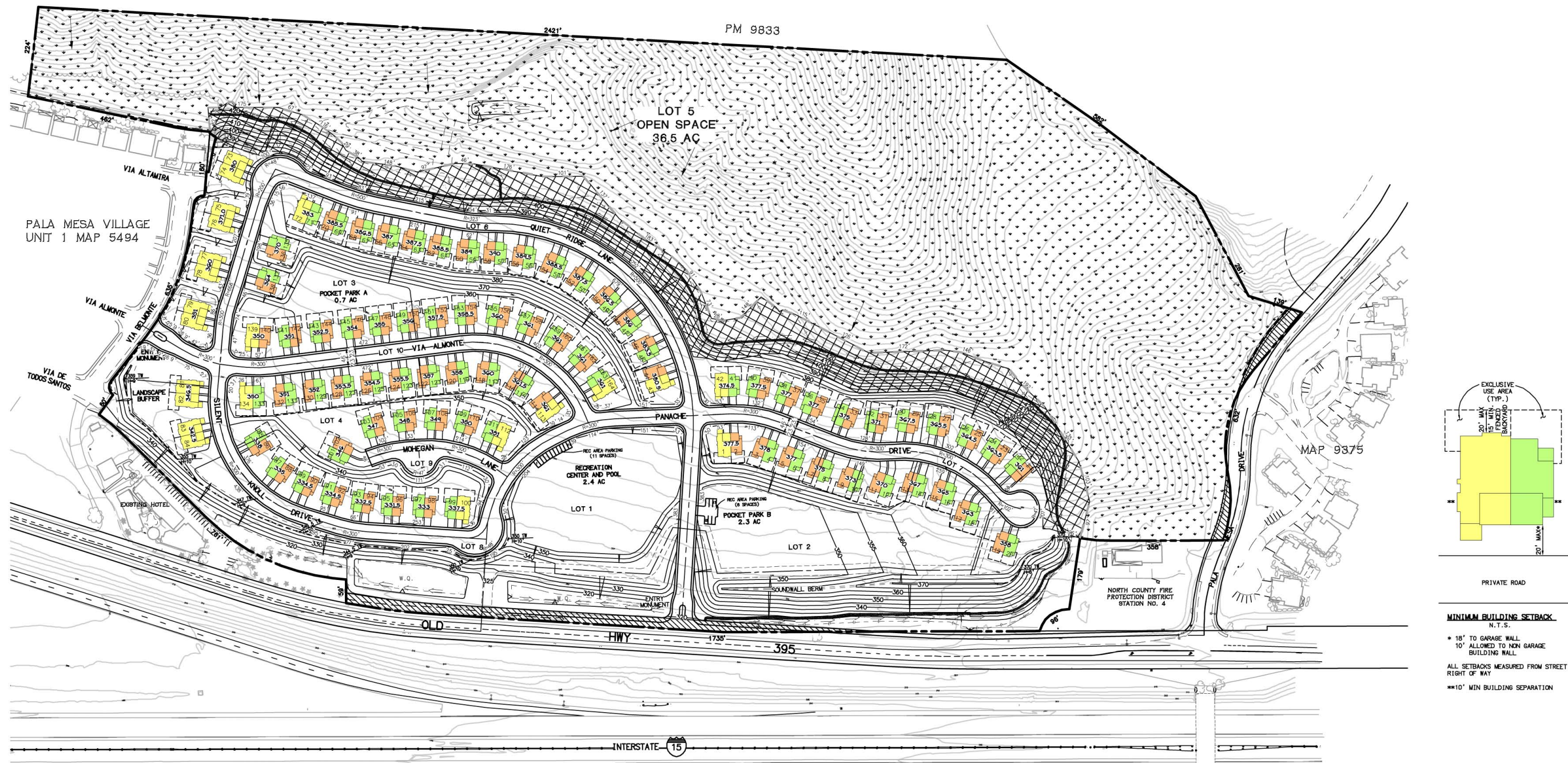
125-050-53 125-050-59 125-050-63 (POR)

OWNER

BEAZER HOMES HOLDINGS CORP., A DELAWARE CORPORATION
1800 EAST IMPERIAL HWY., SUITE 200
BREA, CA 92821
(714) 672-7017

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MINIMUM BUILDING SETBACK
N.T.S.

* 18' TO GARAGE WALL
10' ALLOWED TO NON GARAGE BUILDING WALL

ALL SETBACKS MEASURED FROM STREET RIGHT OF WAY

**10' MIN BUILDING SEPARATION

LEGEND:

SUBDIVISION BOUNDARY
LOT LINE
EXISTING CONTOUR
EXISTING TREE / BRUSH
PROPOSED CONTOUR
2:1 SLOPE (CUT/FILL SLOPE) (UNLESS OTHERWISE NOTED)
LOT NUMBER
PROPOSED PAD ELEVATION
UNIT NUMBER
FENCE

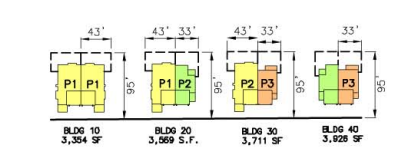
COMMON MAINTAINED AREAS:

NATURAL OPEN SPACE
FUEL MANAGEMENT ZONE

RETAINING WALLS (HT=2' TYPICAL UNLESS OTHERWISE NOTED)
SOUND WALL
PROPOSED PEDESTRIAN TRAIL
WATER QUALITY BASIN
AREA TO BE DEDICATED FOR PUBLIC RIGHT OF WAY

W.Q.
H=10' MAX
H=10' MAX
W.Q.

1
333.5
50

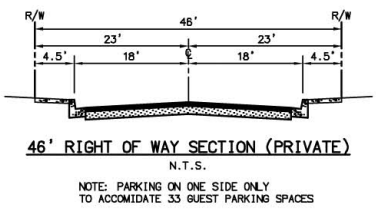


BUILDING SUMMARY

BLDG. TYPE	BLDG. 10 - 6 PLANS	BLDG. 20 - 6 PLANS	BLDG. 30 - 4 PLANS	BLDG. 40 - 65 PLANS	TOTAL - 82
UNIT MIX	PLAN 1 (1,677 SF) - 22 UNITS	PLAN 2 (1,892 SF) - 72 UNITS	PLAN 3 (2,034 SF) - 70 UNITS	TOTAL - 164	

PARKING SUMMARY

	REQUIRED	PROVIDED
RESIDENTIAL	317	328
GUEST REQUIRED	33	33
REC. AREA	17	17
TOTAL	367	378



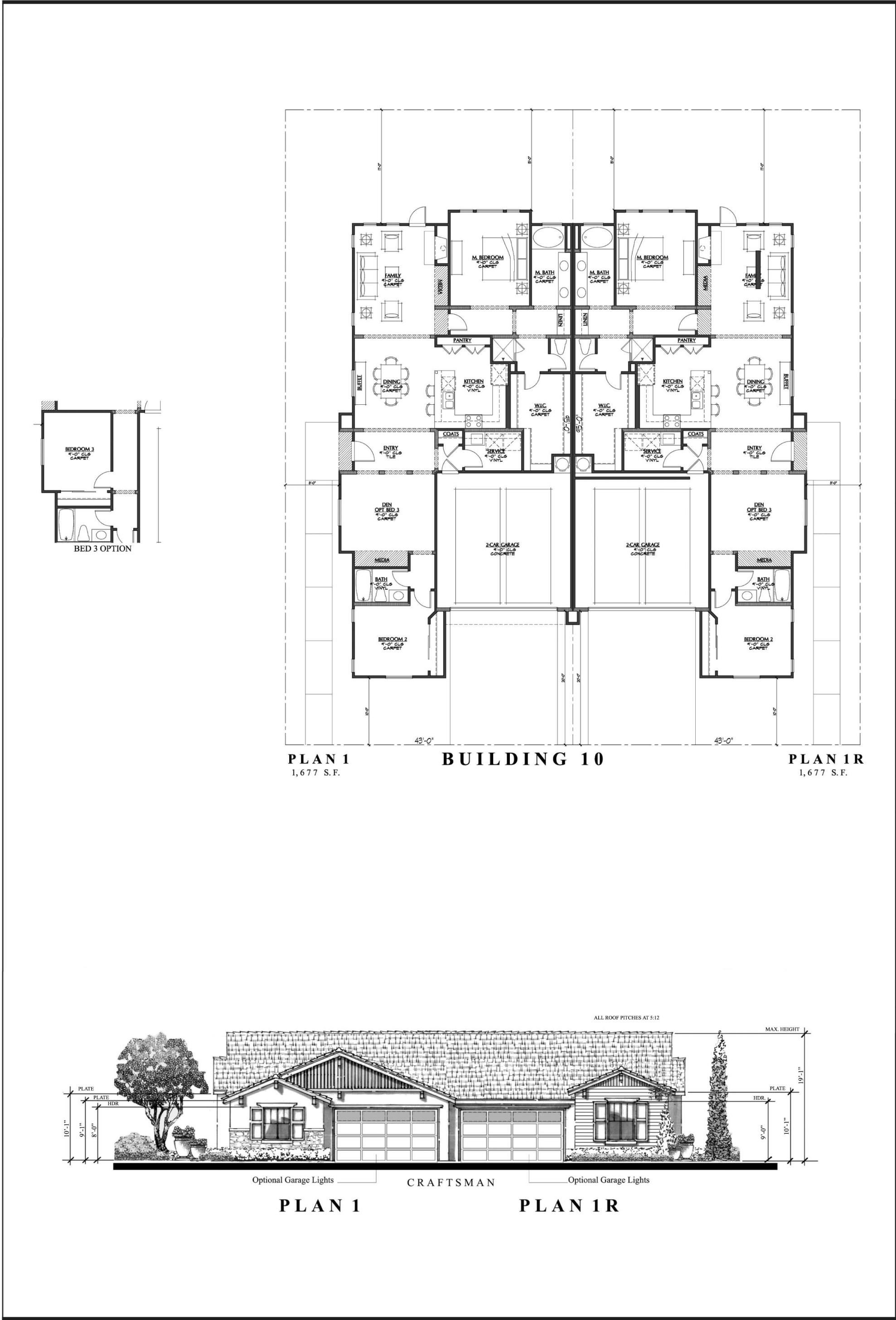
- NOTES**
- GROSS AREA: 84.6 ACRES
 - NET AREA: 77.6 ACRES (GROSS MINUS 7.0 ACRES FOR PROPOSED PUBLIC RIGHT OF WAY)
 - TOTAL NUMBER OF LOTS: 10
LOTS 1-4 ARE FOR RESIDENTIAL USE, HOA MAINTENANCE AREA AND THE FOLLOWING:
LOT 1 RECREATION CENTER AND WATER QUALITY BASIN
LOT 2 PARK B, WATER QUALITY BASIN AND HOA MAINTENANCE AREAS WITH PEDESTRIAN ACCESS
LOT 3 PARK A
LOT 5 HOA OPEN SPACE
LOT 6-10 PRIVATE STREET LOTS
 - TOPOGRAPHIC SOURCE: VERTICAL MAPPING, FLOWN 10/23/2004.
 - TOTAL OPEN SPACE:
REQUIRED: 31.0 ACRES (40% OF NET SITE)
PROVIDED: 75.0 ACRES (96.6 % OF NET SITE)
 - TOTAL USABLE OPEN SPACE:
REQUIRED: 15.5 ACRES (20% OF NET SITE)
PROVIDED: 21.7 ACRES (28% OF NET SITE)

LEGAL DESCRIPTION
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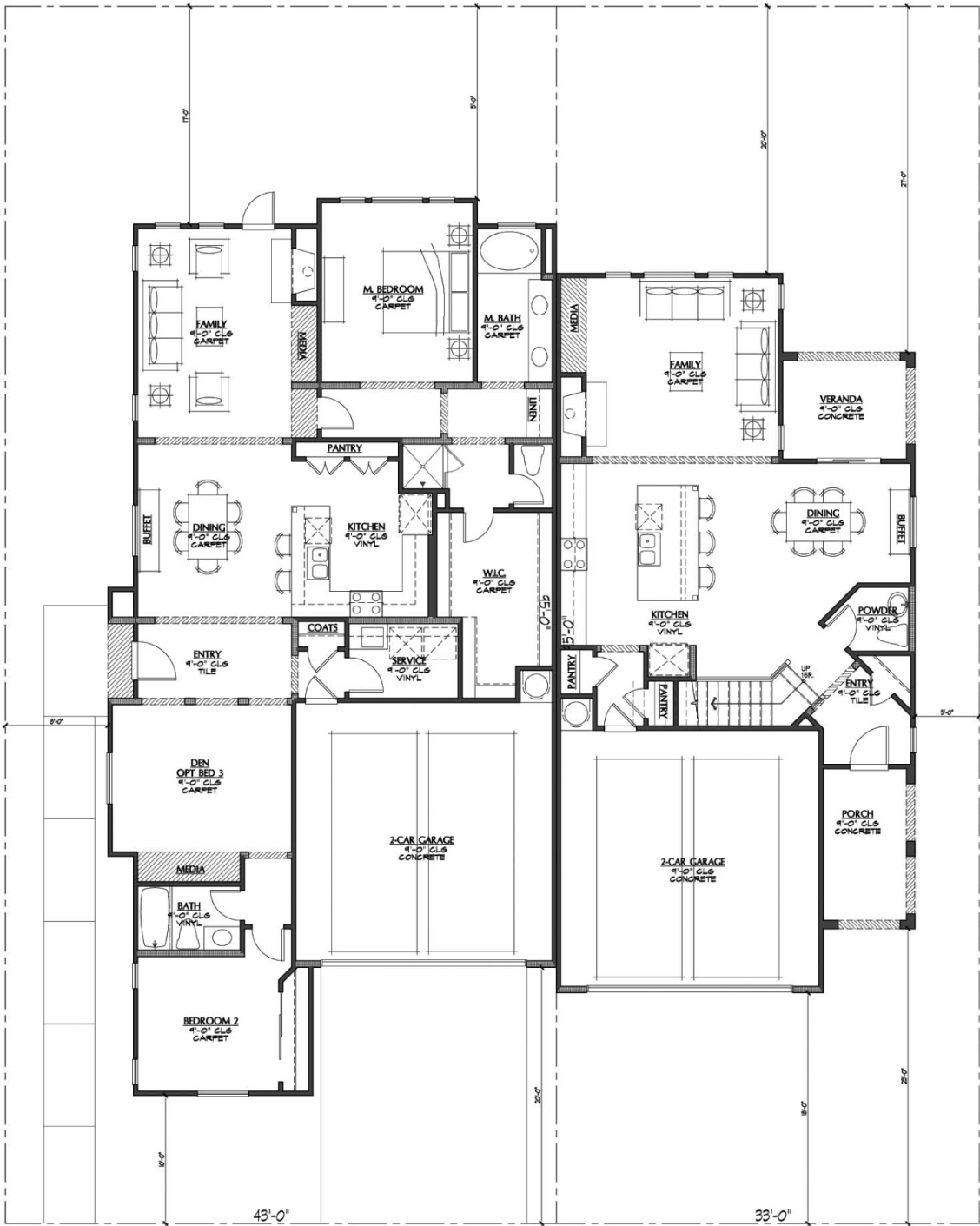
ASSESSOR PARCEL NUMBERS
125-050-53 125-050-59 125-050-63 (POR)

OWNER
BEAZER HOMES HOLDINGS CORP., A DELAWARE CORPORATION
1800 EAST IMPERIAL HWY., SUITE 200
BREA, CA 92821
(714) 672-7017

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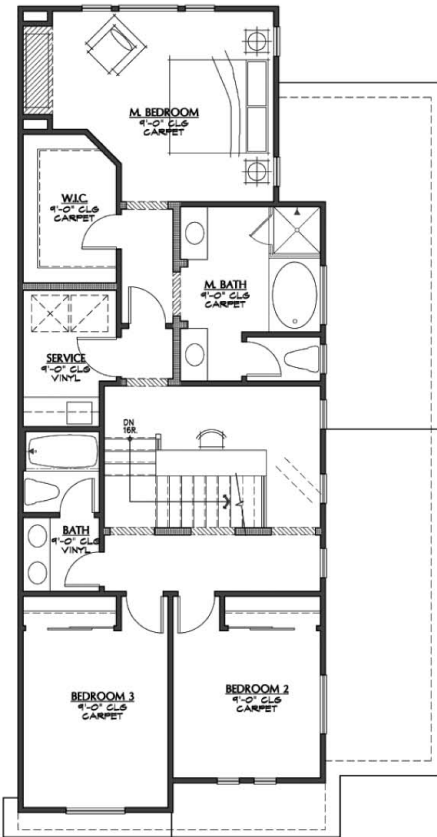


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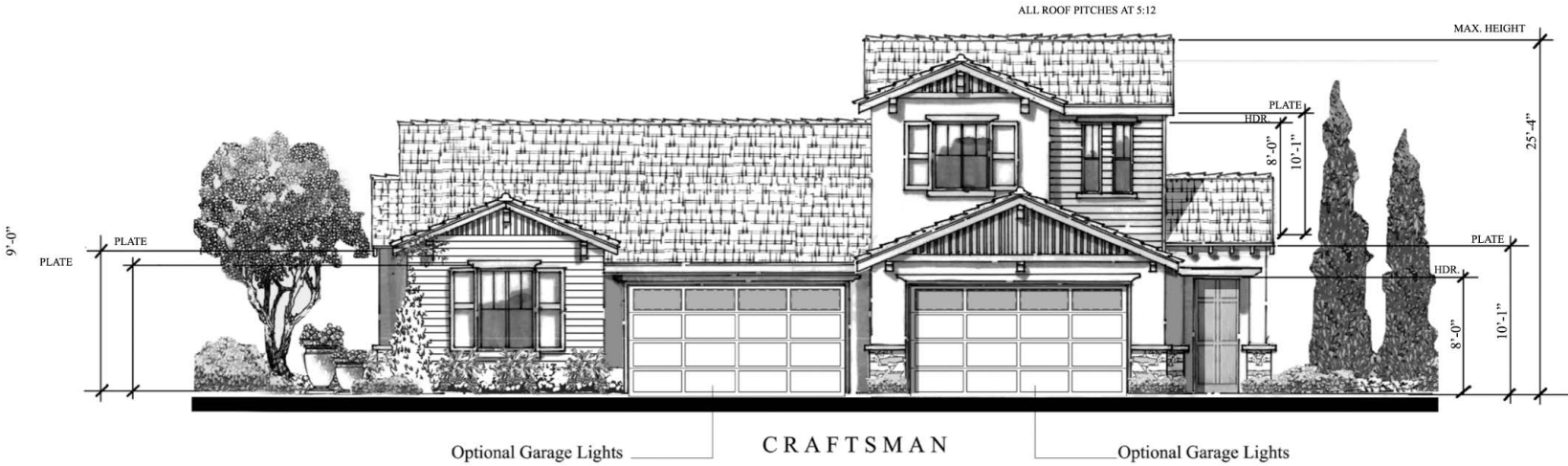
PLAN 1
1,677 S.F.

BUILDING 20



PLAN 2
SECOND FLOOR

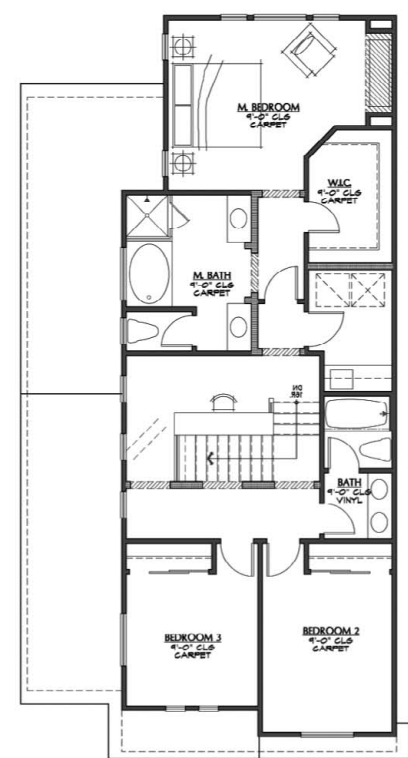
PLAN 2
1,892 S.F.



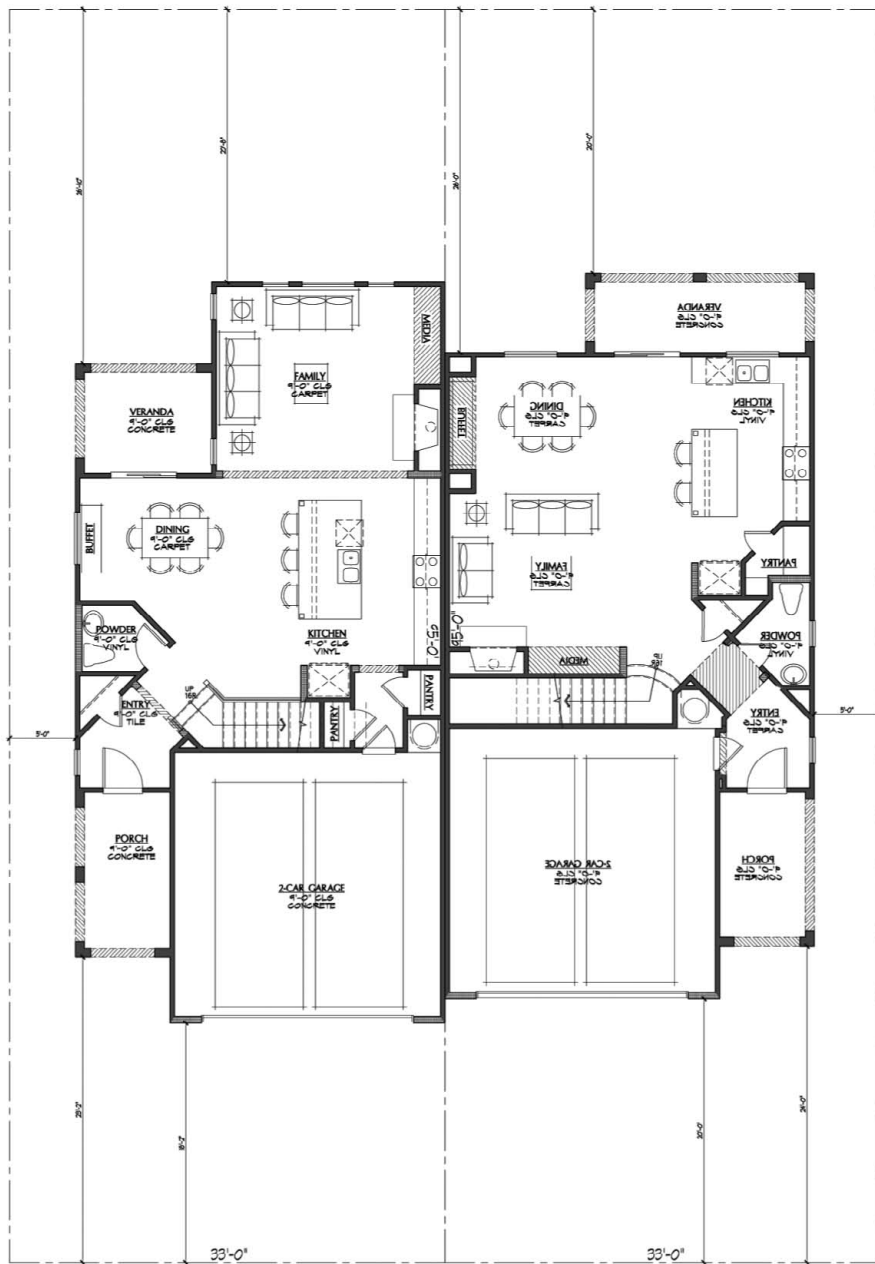
PLAN 1

PLAN 2

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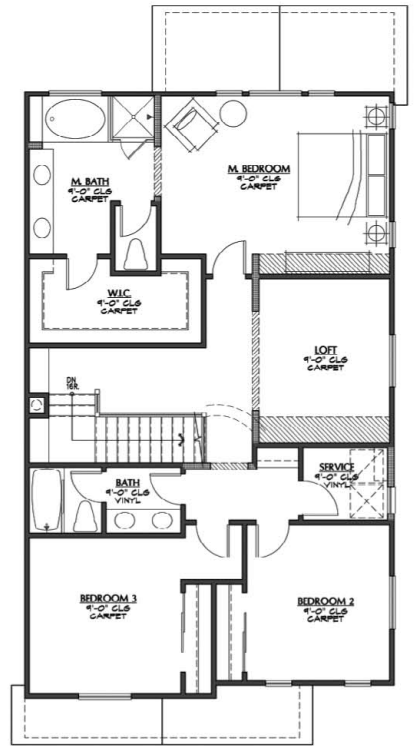
PLAN 2R
SECOND FLOOR



BUILDING 40

PLAN 2R
1,892 S.F.

PLAN 3
2,034 S.F.



PLAN 3
SECOND FLOOR



PLAN 2R

PLAN 3

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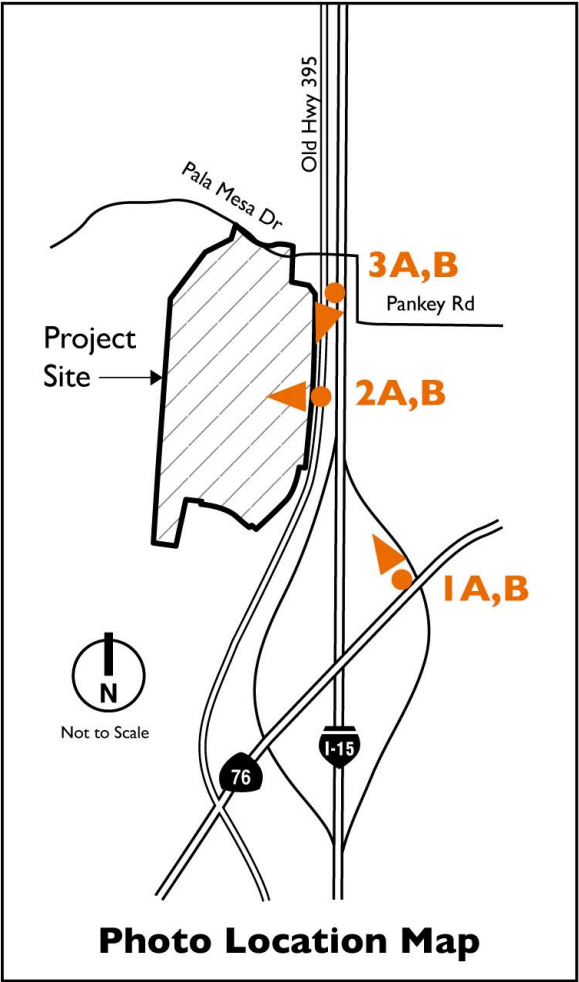
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Photo 1A: Existing view of project site looking northwest from Hwy 76.



Photo 1B: Visual Simulation of proposed project looking northwest from Hwy 76.



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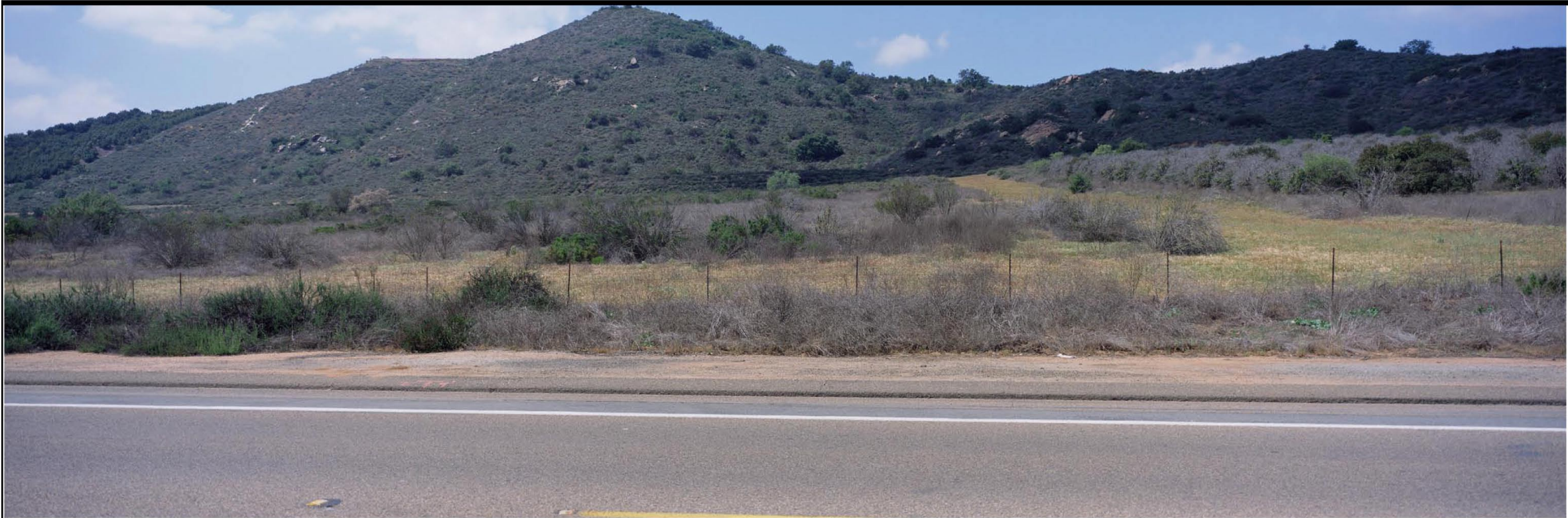
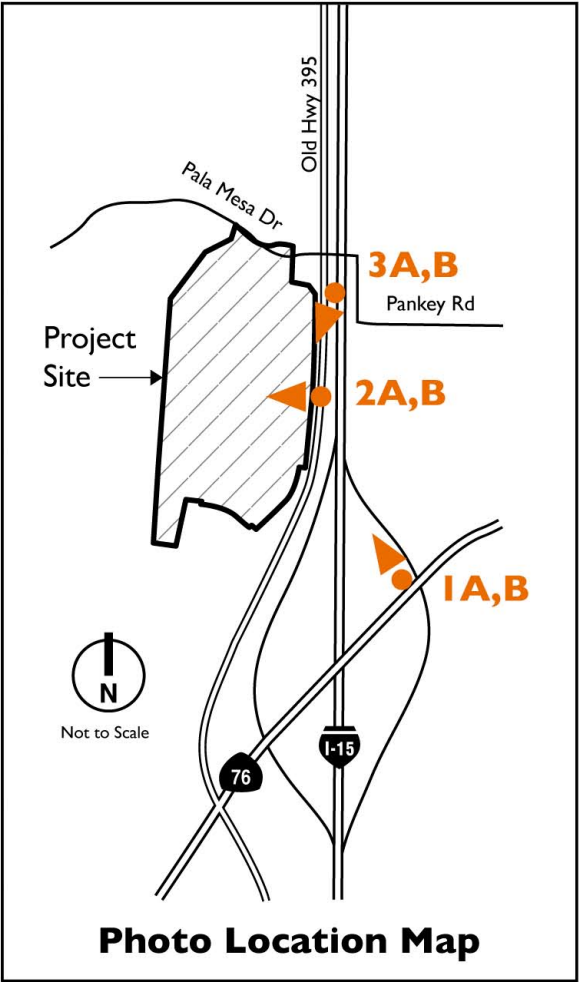


Photo 2A: Existing view of project site looking west from Old Hwy 395.



Photo 2B: Visual Simulation of proposed project looking west from Old Hwy 395.



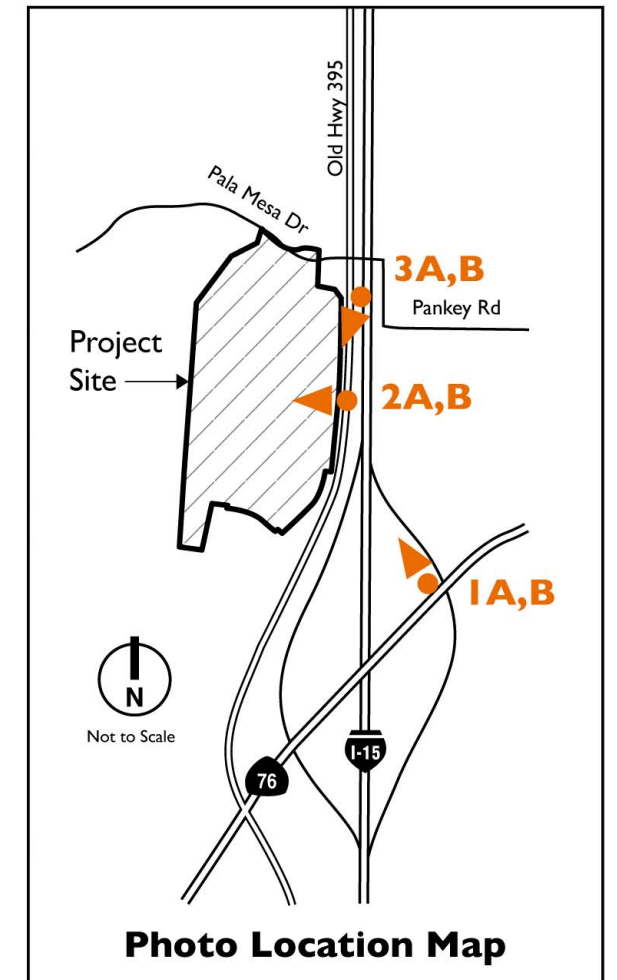
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Photo 3A: Existing view of project site looking south from Old Hwy 395.



Photo 3B: Visual Simulation of proposed project looking south from Old Hwy 395.



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